



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 23, 2020

Bernard I. Citron
Thompson Coburn LLP
55 E. Monroe St., 37th Floor
Chicago, IL 60602

Re: PD 1202, 733 W. Madison St.

Dear Mr. Citron:


In response to your recent request, please be advised that the subject property is currently zoned Planned Development Number 1202 ("PD 1202"). Your client, Mid City Plaza LLC, is the owner and operator of the Crown Plaza Hotel and is seeking a business license for a new restaurant within the hotel, Rye Deli. They are also seeking approval for a license allowing the sale of package liquors (the proposal is to sell wine, beer and cocktails from the restaurant.). The sale of alcohol will only be from the restaurant and not part of a separate establishment and will only occur during the hours that the restaurant is open.

According to your request letter, Business Affairs and Consumer Protection denied their application for a package goods license and indicated they required special use approval. You are seeking our opinion on the allowance of package sale of alcohol as an accessory use to the restaurant.

Pursuant to Statement No. 5 of PD 1202, the following use are permitted: hotel, banquet and meeting room facilities, retail, residential, parking, uses as permitted in the Commercial Use group in the DX-7 Downtown Mixed-Use District. Pursuant to Section 17-4-0207 of the Zoning Ordinance ("Ordinance"), eating and drinking establishments and liquor sales as an accessory use are permitted uses within the Commercial Use group in the DX District.

It is our opinion that the package sale of liquor by and within Rye Deli restaurant and not within a separate space or establishment, and only during the hours that the restaurant is open, is an accessory use to the permitted principal restaurant use, as defined in Section 17-17-0206 of the Ordinance, and is therefore, permitted at the subject property.

Sincerely,


Patrick Murphey
Zoning Administrator
Bureau of Zoning

C: Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 1, 2017

Bernard I. Citron
Thompson Coburn LLP
55 East Monroe St., 37th Floor
Chicago, IL 60603

**Re: Administrative Relief request for Planned Development No. 1202
Garage podium cladding at 1 S. Halsted Street**


Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1202 ("PD 1202"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1202.

Your client and the sole owner of PD 1202, Mid City Plaza LLC, is seeking administrative relief to substitute the glass screen cladding on the garage podium of the north, south and west elevations of 1 S. Halsted St. with folded metal panels on the north and south elevations and glass with a frit pattern on the west elevation. The folded metal panels would be lite from exterior lights mounted at the second floor lighting up and the podium roof lighting down. Colored LED lighting would gradually change color throughout the evening. The glass on the west elevation would be lite from inside.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications would create an adverse impact on the PD and surrounding community. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1202, I hereby deny the foregoing minor change.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 12, 2016

Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

Re: Administrative Relief request for Residential Business Planned Development No. 1202, 1 S. Hasted St./727 W. Madison St.

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1202 ("PD 1202"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1202.

PD 1202 consists of the existing 399-key Crowne Plaza Hotel at Monroe and Halsted Streets, and the former surface parking lot to the north at Madison and Halsted Streets. On June 19, 2015, administrative relief was granted to your client and the sole owner of PD 1202, Mid City Plaza LLC (the "Applicant") for modifications to the proposed mixed-use building to be constructed on the site of the parking lot. The approved changes included: a reduction in the minimum number of accessory parking spaces from 520 to 376 spaces, a reduction in the building height from 490 feet to 472 feet, a reduction in the amount of hotel amenity space from 47,000 square feet to 15,000 square feet, and while the number of residential units remains 492, many of the units were reduced in size.

The Applicant is now seeking administrative relief for the following modifications to the proposed 44- story mixed-use building:

- Reduce the minimum number of parking spaces from 376 to 366 spaces and eliminate the below grade parking.
- Eliminate the remaining 15,000 square feet of hotel amenity space on the 2nd floor and relocate the basement parking to this level.
- Reduce the ground floor commercial space from 10,000 square feet to 9,500 square feet.
- Reduce the minimum number of off-street loading spaces from 3 to 2 spaces.
- Eliminate the proposed bridge connection between the existing hotel and the new building.

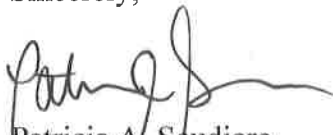
- Eliminate the parking garage entrance and drop-off lane along Madison St. and as a result, shift the building closer to Madison St. CDOT approved the revised Site Plan on July 12, 2016.
- Refinements to the building exterior, including the elimination of the balconies, modifications to the top of the building and mechanical penthouse, and the addition of metal louvers along the parking garage.
- Modifications to the 7th floor amenity deck level, including the addition of an enclosed sports court, for use by the residential occupants and hotel guests only. Also, as a result, modifications to the green roof plan have been made.

The following revised, attached drawings, dated September 19, 2016, shall be inserted into the main file: Ground Floor Plan, 2nd Floor Parking Plan, Typical Parking Plan, 7th Floor Amenity Plan, Typical Residential Floor Plan, Roof Plan, North, South, East and West Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1202, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

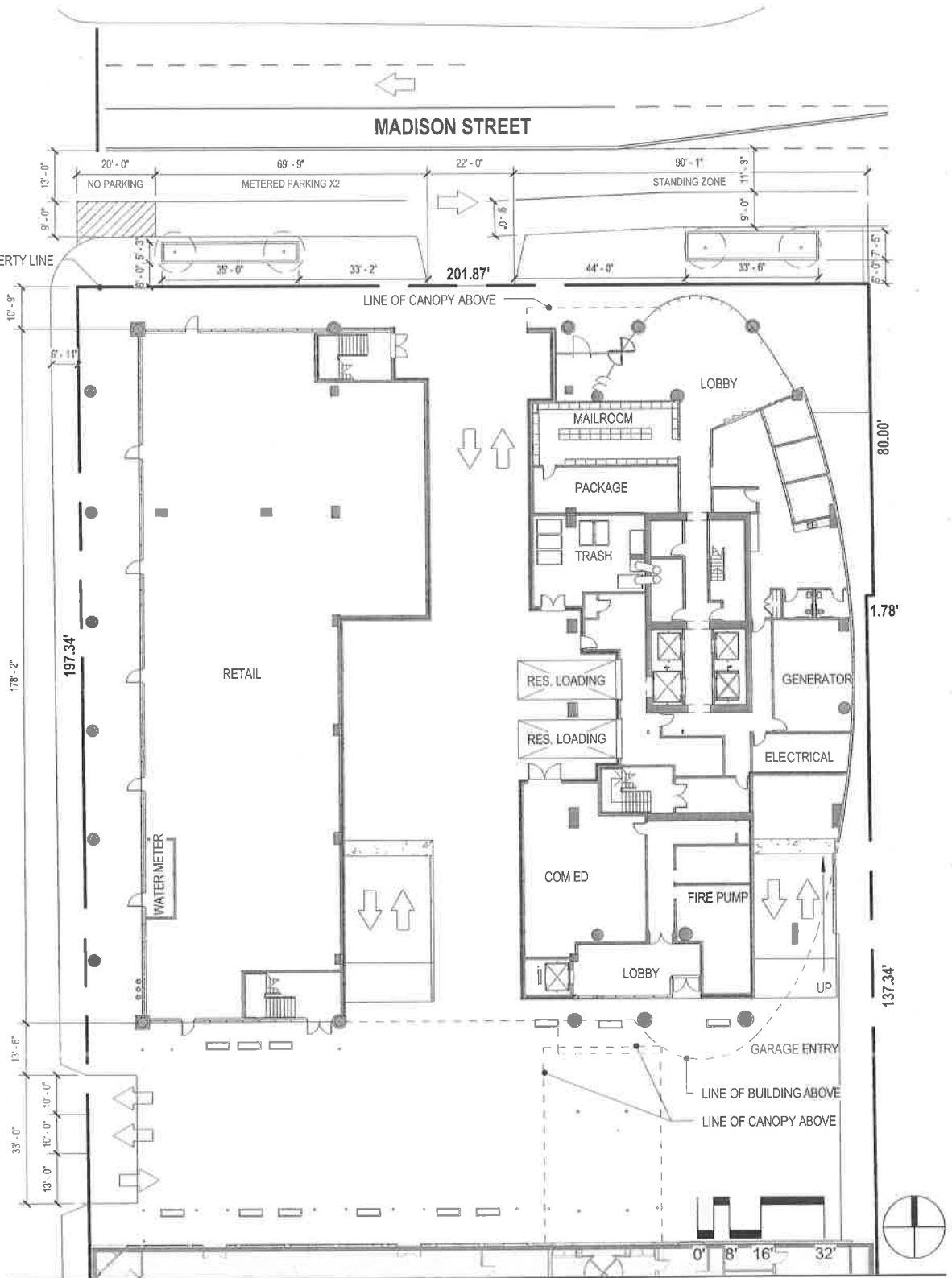
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C: Mike Marmo, Erik Glass, Main file

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HALSTED STREET

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Associates Architects

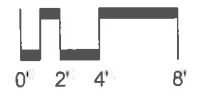
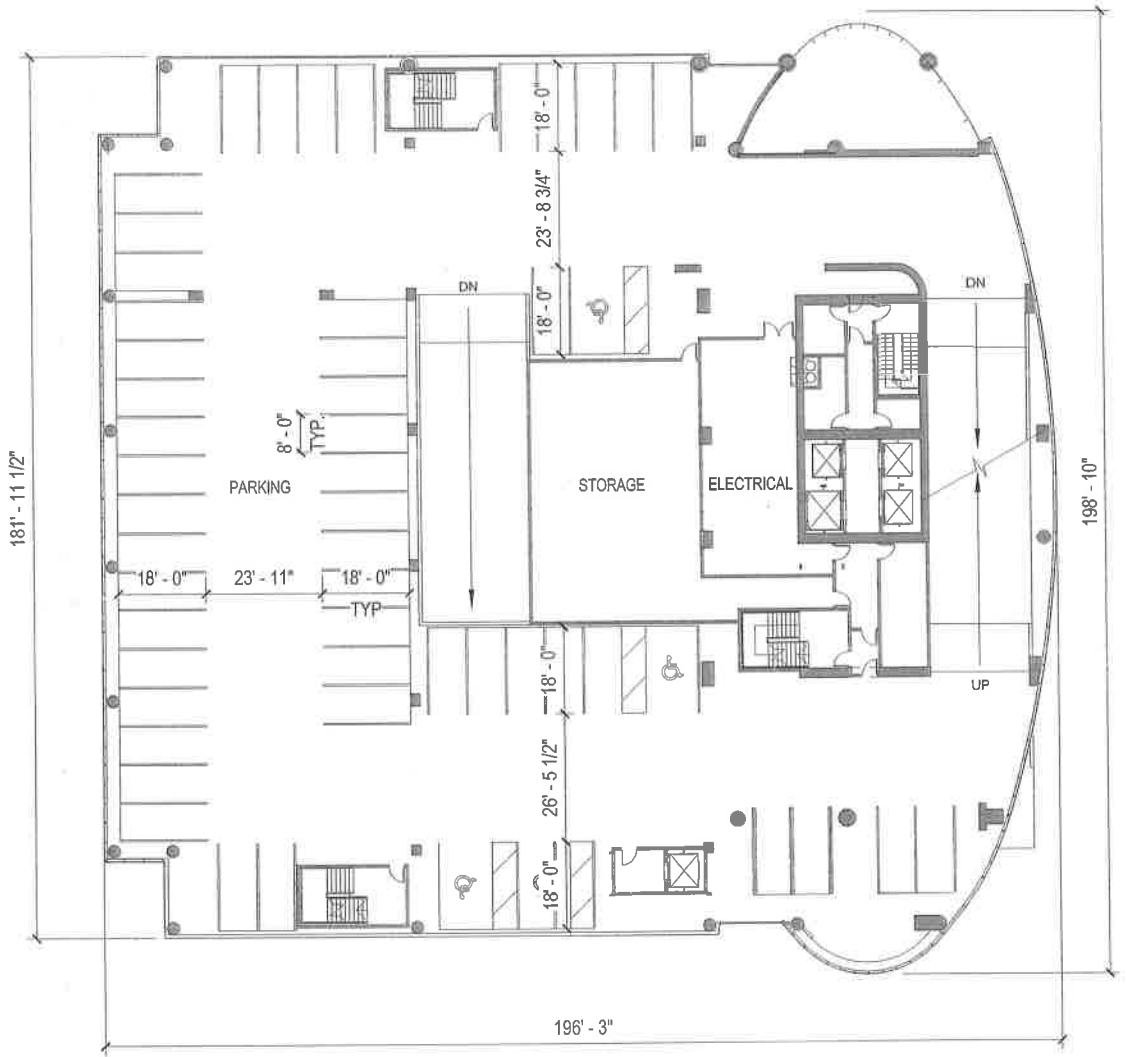
Ground Floor Plan

One South Halsted
14136
09/19/16

A1-1

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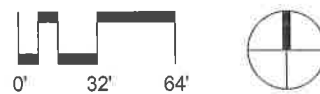


FitzGerald
Associates Architects

2nd Floor Parking Plan

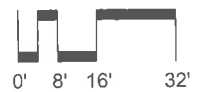
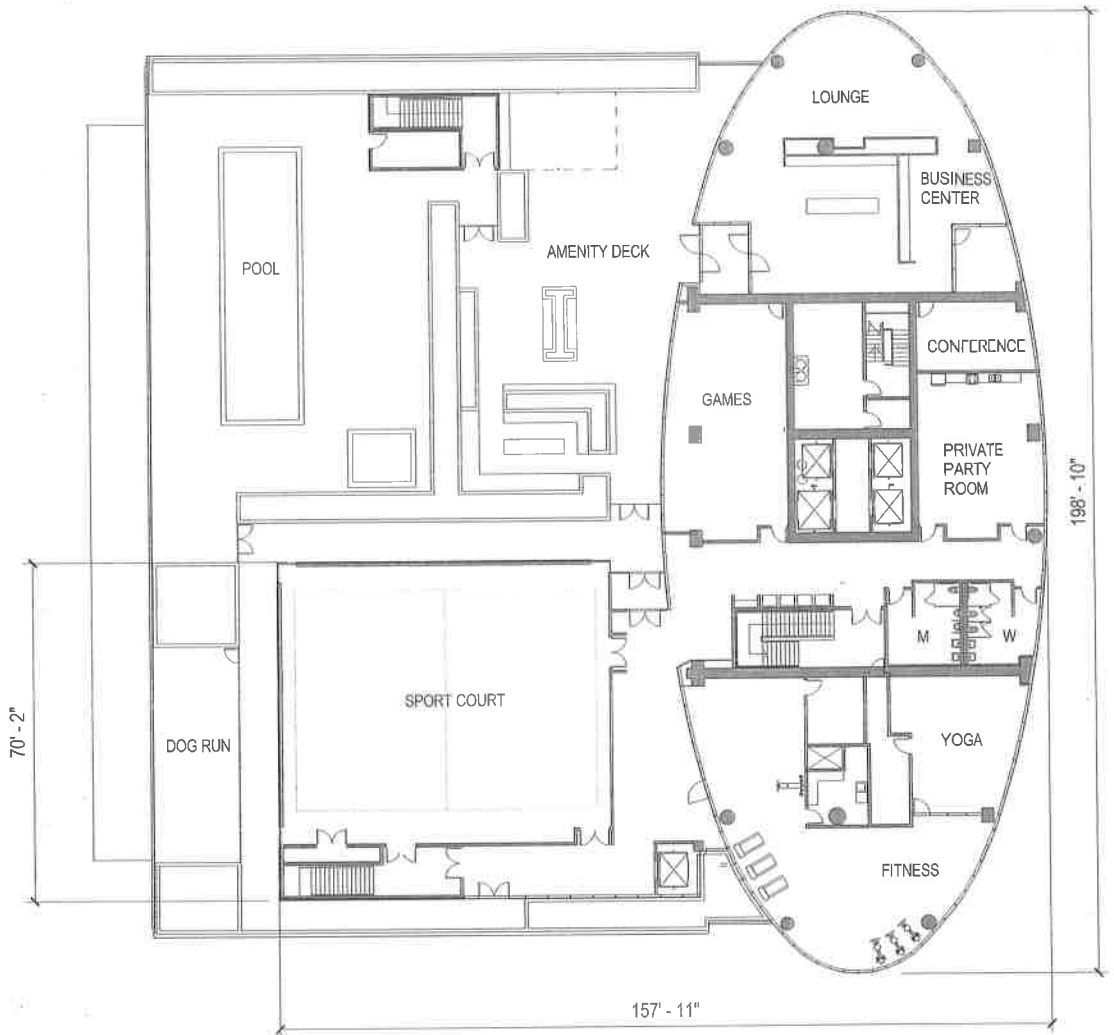
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09/19/16

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FitzGerald
Associates Architects

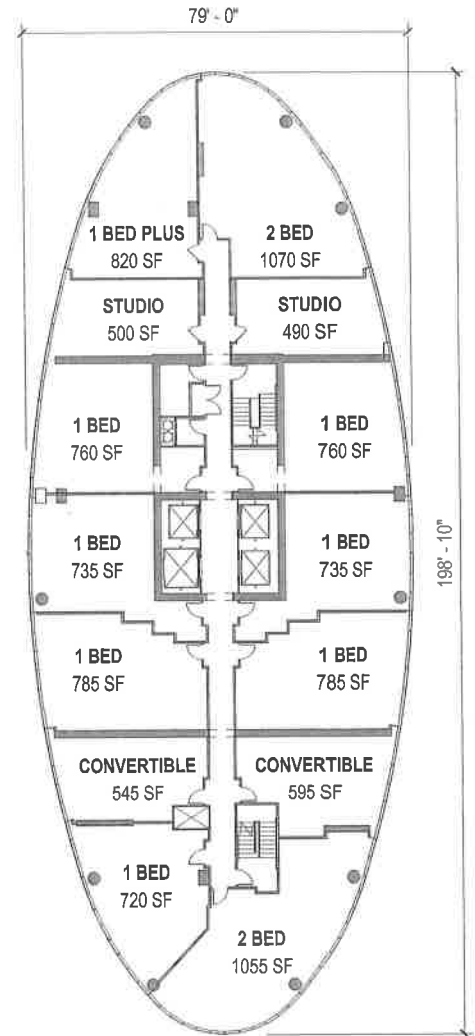
7th Floor Amenity Plan

One South Halsted
14136
09/19/16

A1-4

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Associates Architects

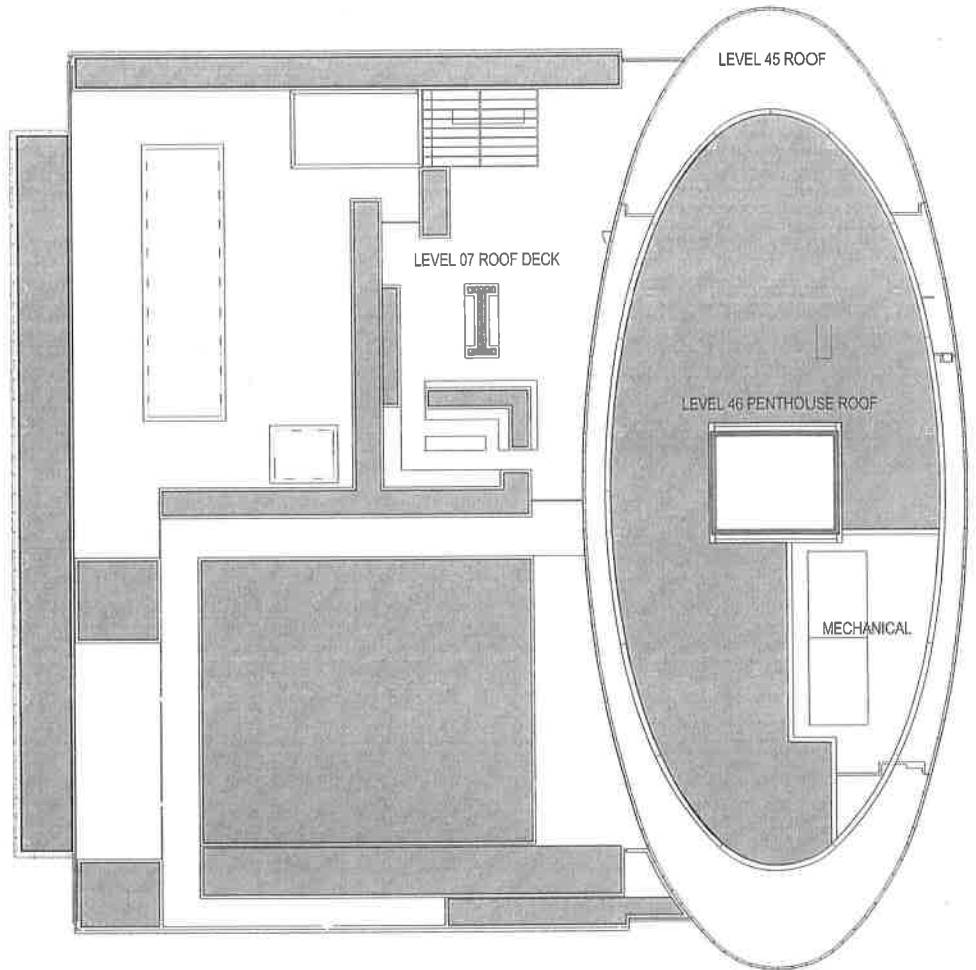
Typical Residential Floor Plan

One South Halsted
14136
09/19/16

A1-5

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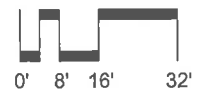
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GREEN ROOF AREA

TOTAL ROOF AREA (EXCLUDING EXTERIOR MECHANICAL EQUIPMENT)
TOTAL GREEN ROOF AREA

33,940 SF
17,000 SF

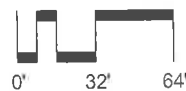
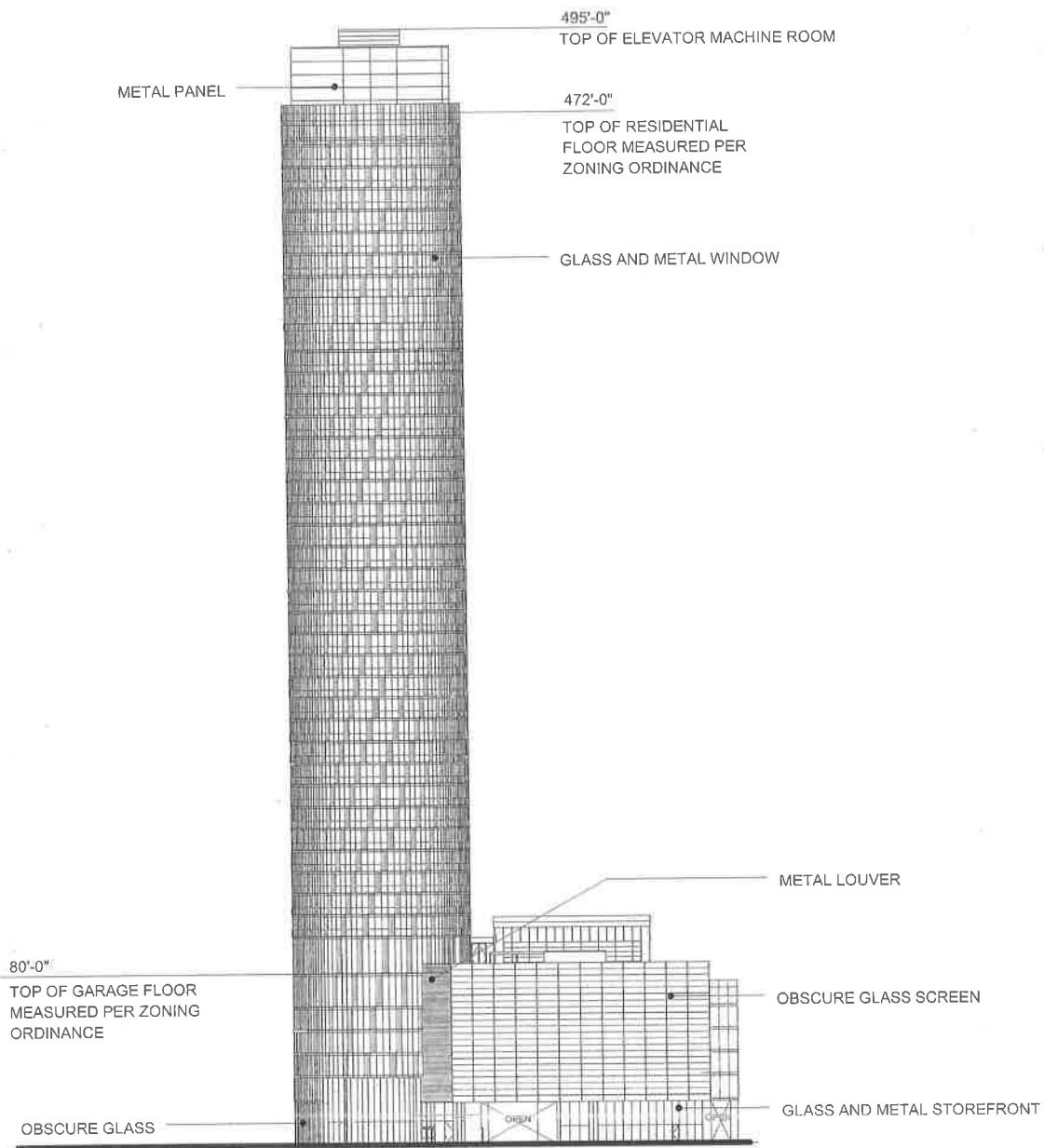


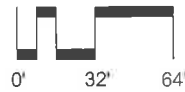
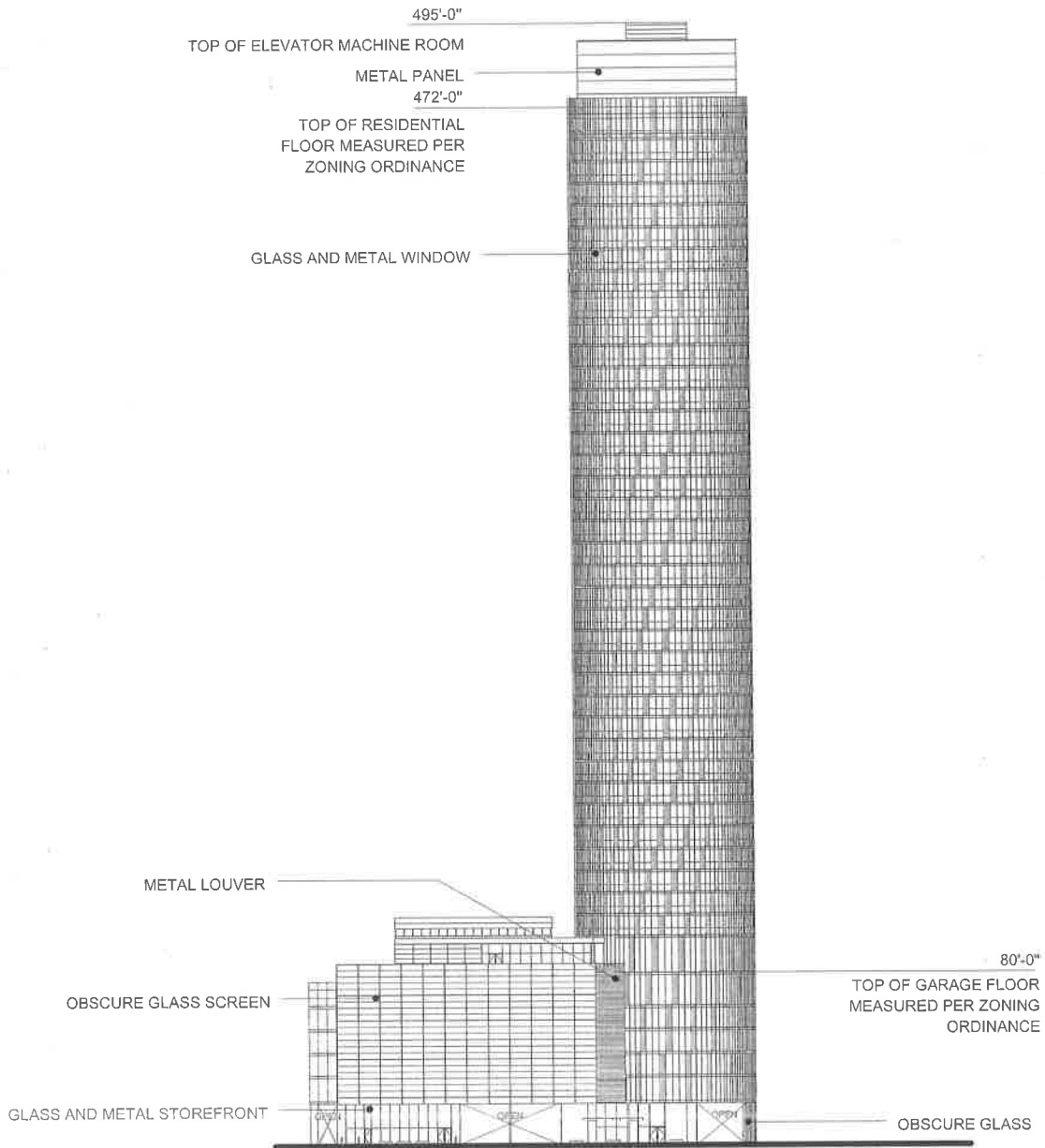
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Associates Architects

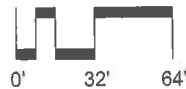
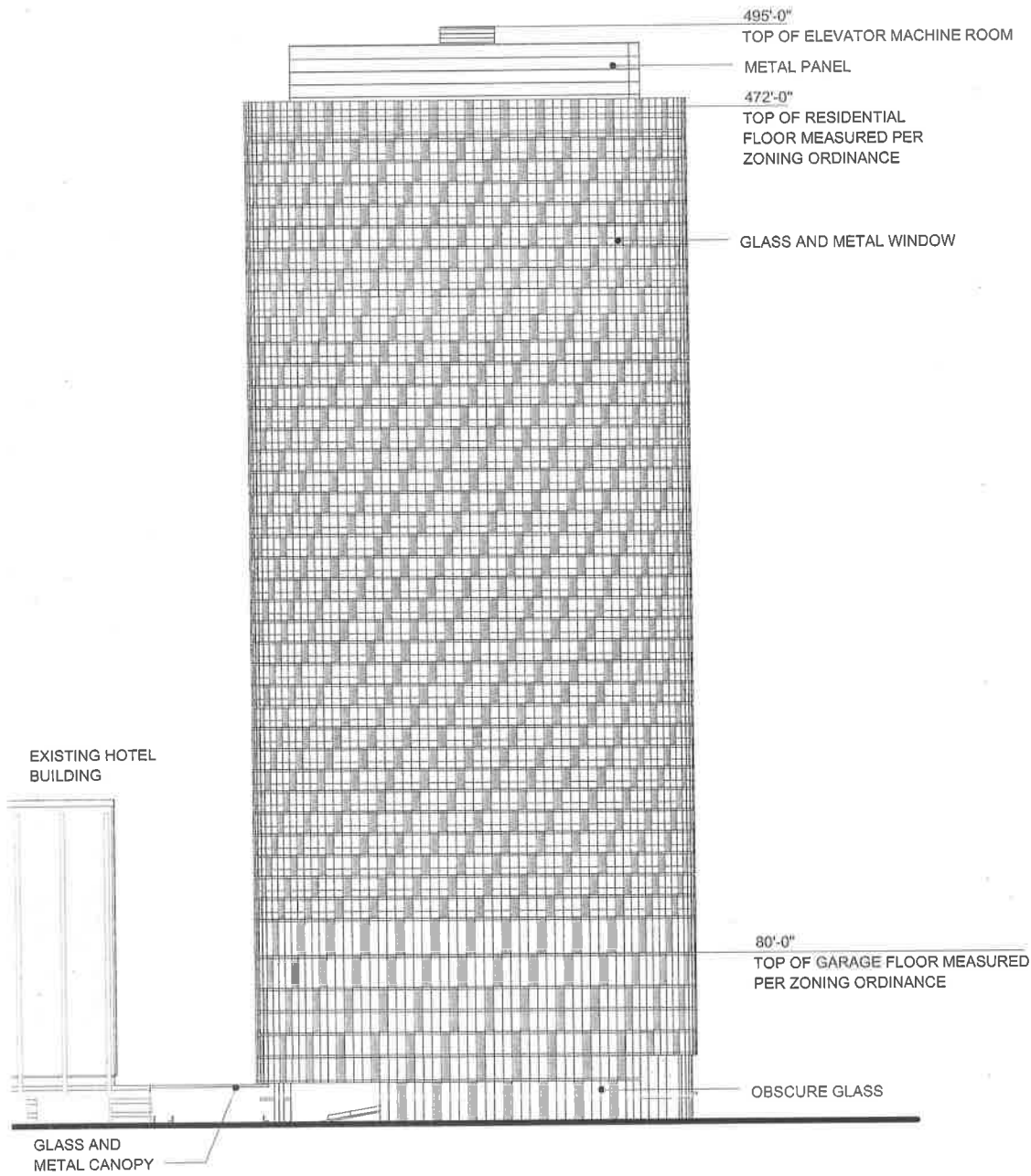
Roof Plan

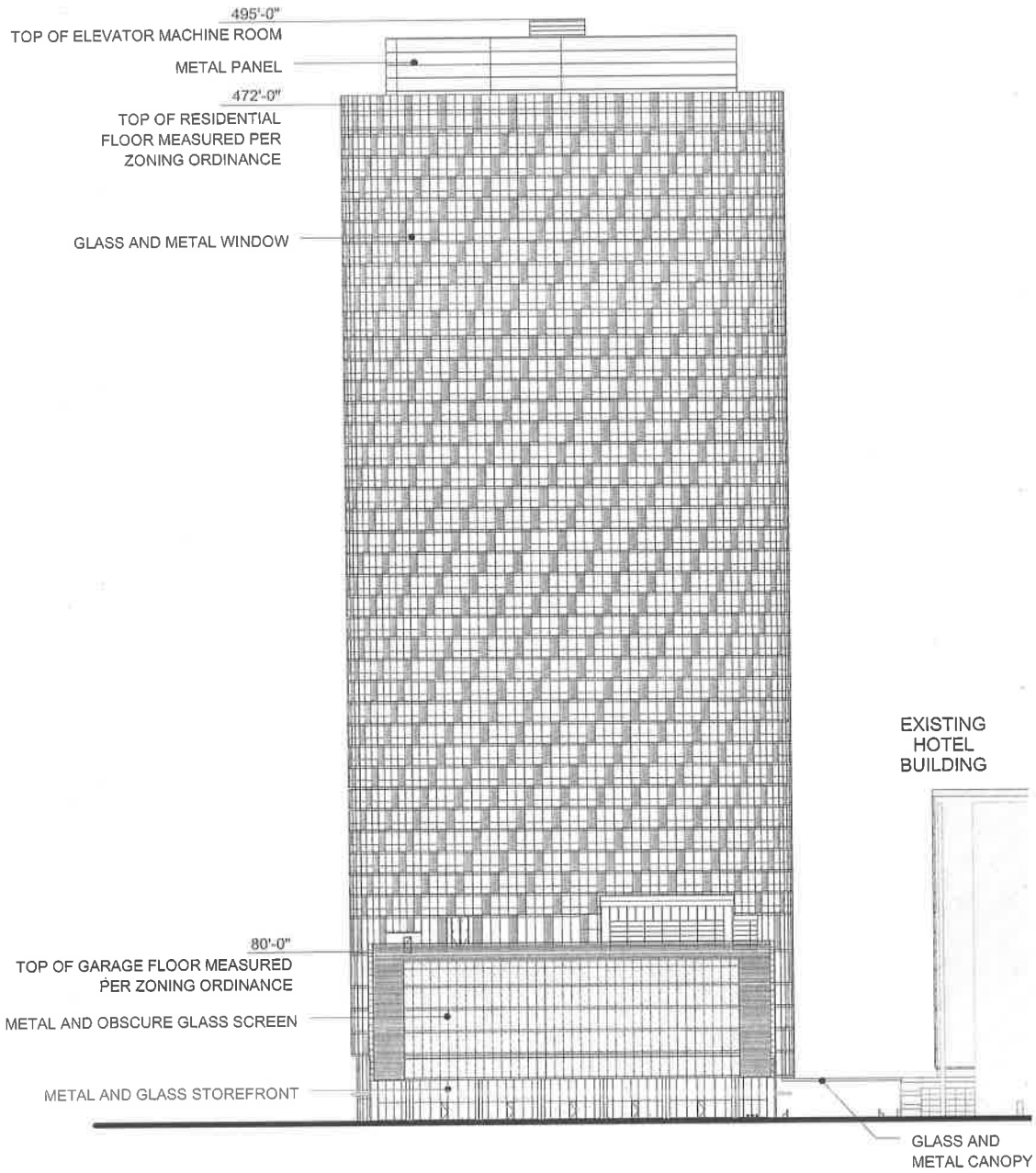
One South Halsted
14136
09/19/16

A1-6











DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 19, 2015

Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

Re: Administrative Relief request for Residential Business Planned Development No. 1202, 1 South Hasted Street

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1202 ("PD 1202"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1202.

Your client and the sole owner of PD 1202, Mid City Plaza LLC, is seeking administrative relief to reduce the minimum number of accessory parking spaces from 520 to 376 spaces and to reduce the height of the proposed building at 1 S. Halsted St. from 490 feet to approximately 472 feet.

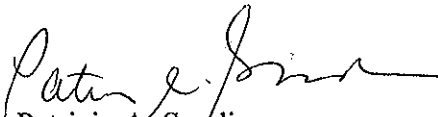
PD 1202 consists of the existing 399-key Crowne Plaza Hotel at Monroe and Halsted Streets, and the existing, 106-space, surface parking lot to the north, at Madison and Halsted Streets. The owner is ready to proceed with the construction of a mixed-use building on the site of the surface parking lot at 1 S. Halsted St. The proposed building will include parking and amenity space for the hotel to the south, ground floor retail use, 492 rental units and residential parking. The building has been reduced by two floors as a result of a reduction in the hotel amenity space from approximately 47,000 square feet to approximately 15,000 square feet, due to the elimination of a large ballroom and a reduction in meeting space. Also, while the unit count remains 492, the unit sizes have been reduced (i.e., 33 junior one bedroom units will be replaced with studios, and 66 two bedroom units will be replaced with one bedroom + units).

The revised, attached Basement Floor Plan, Ground Floor Plan, Banquet Floor Plan, Parking Floor Plans, Amenity Floor Plan, Typical Residential Floor Plan, and Penthouse Floor Plan, dated December 18, 2014, along with revised North, South, East and West Elevations, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction and design revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Allowing a parking ratio of 0.55 spaces per unit results in a total of 271 spaces required for the residential units. When subtracted from the proposed total of 376 spaces, 105 spaces remain for use by the hotel. This is one space less than the 106 surface spaces currently existing on the site. Additionally, according to your request letter, a recent parking survey of residential buildings in the immediate area show that a maximum of 0.45 spaces per unit is what is currently being occupied.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1202, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

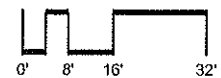
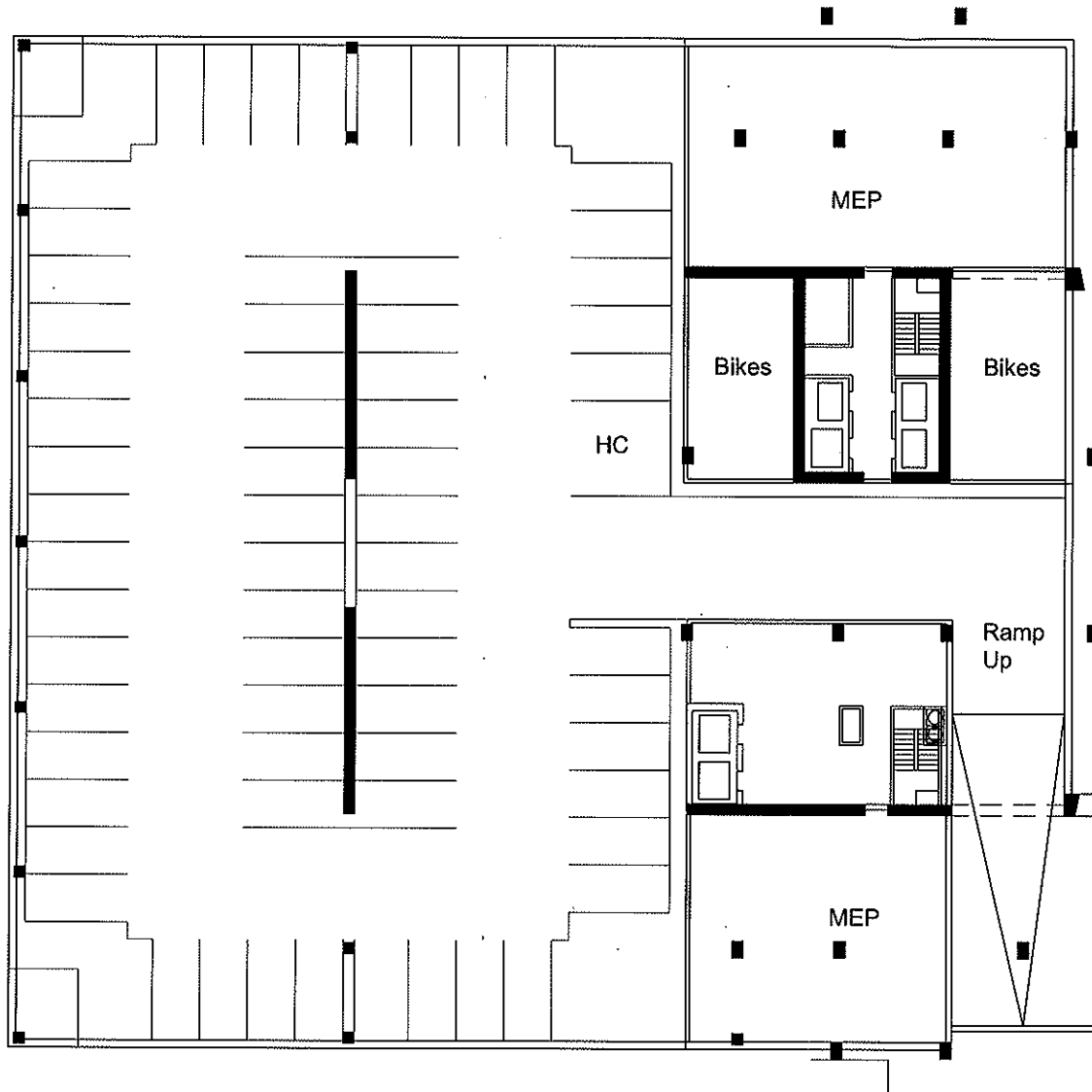


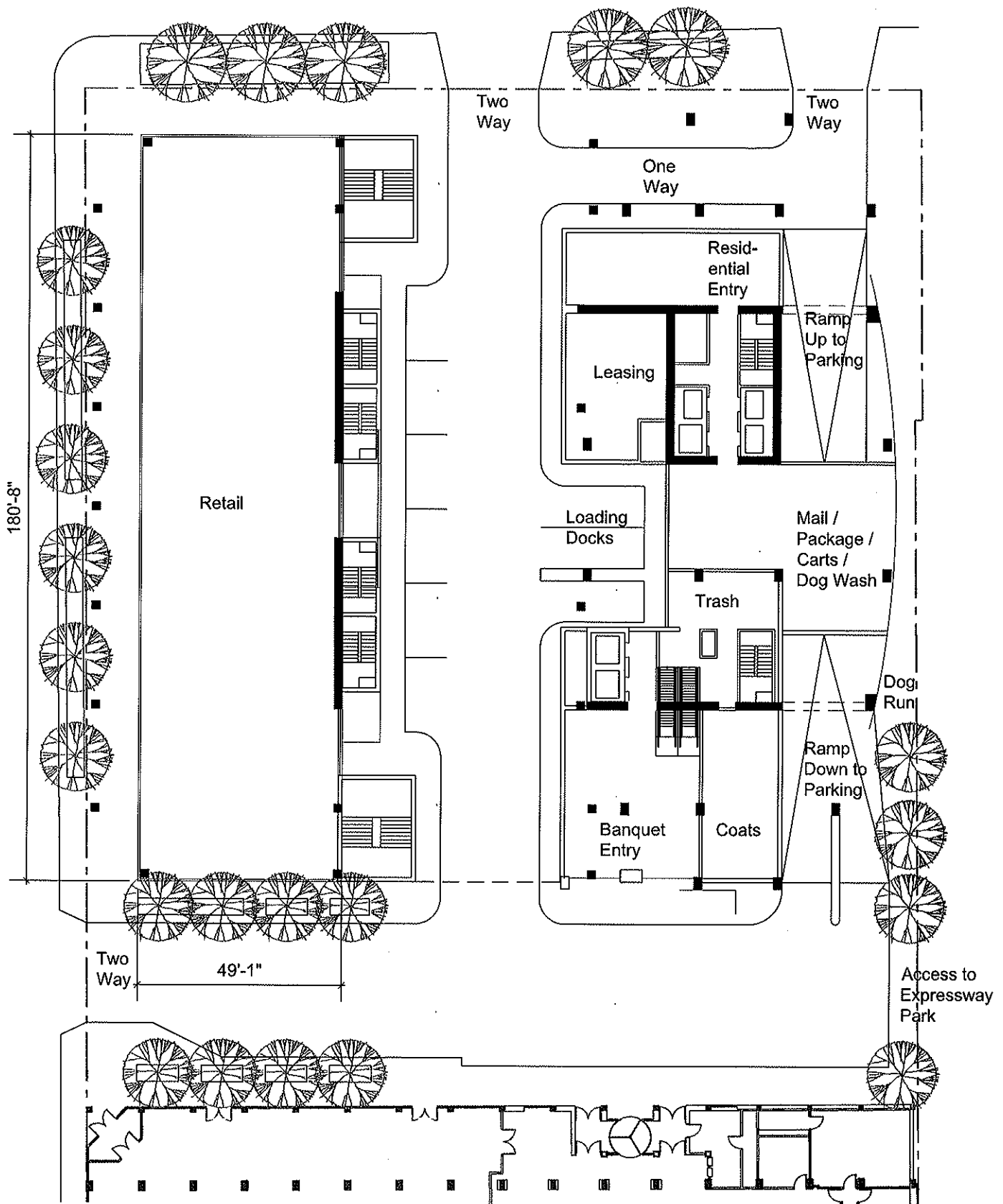
Patricia A. Scudiero
Zoning Administrator

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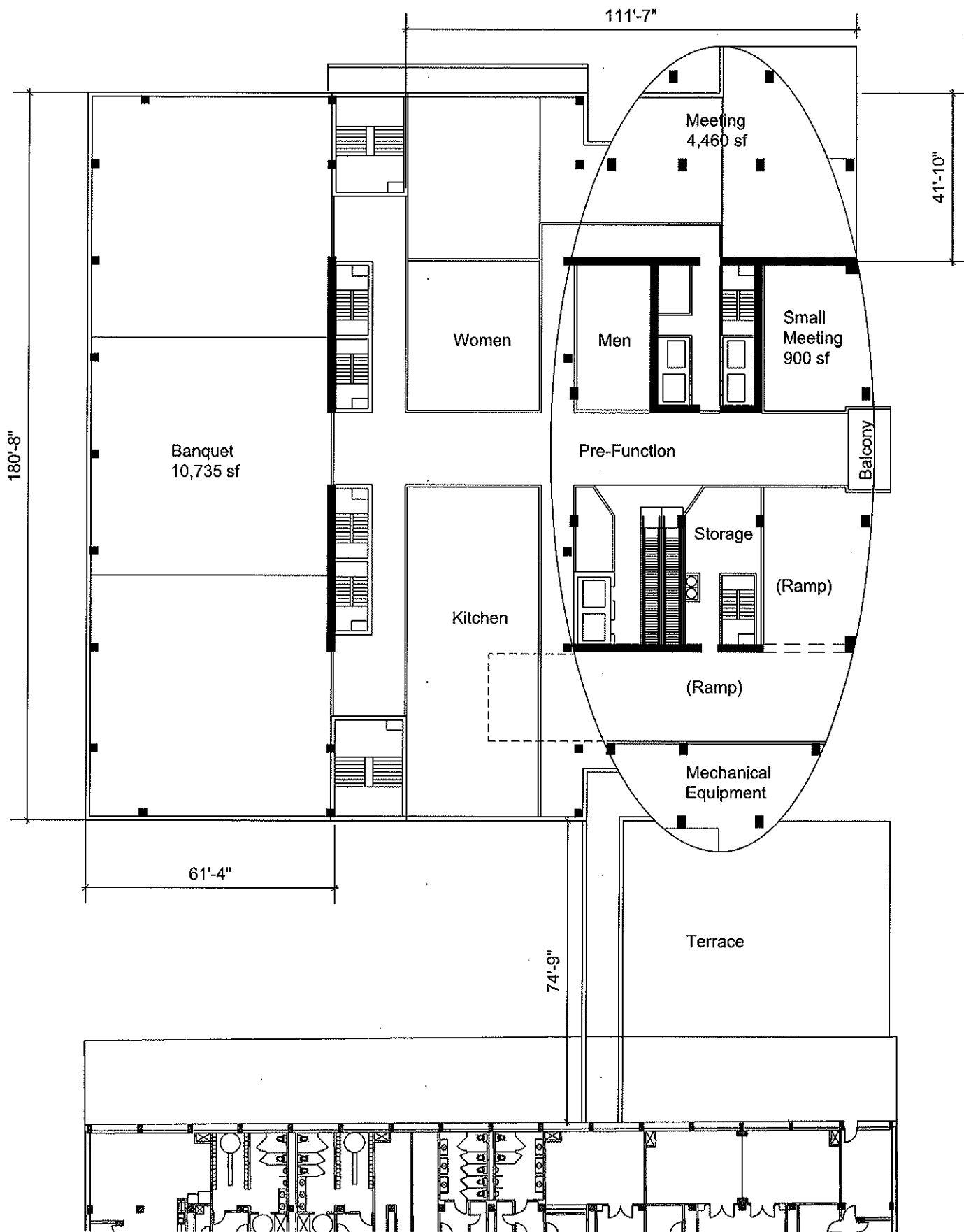
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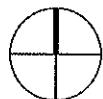
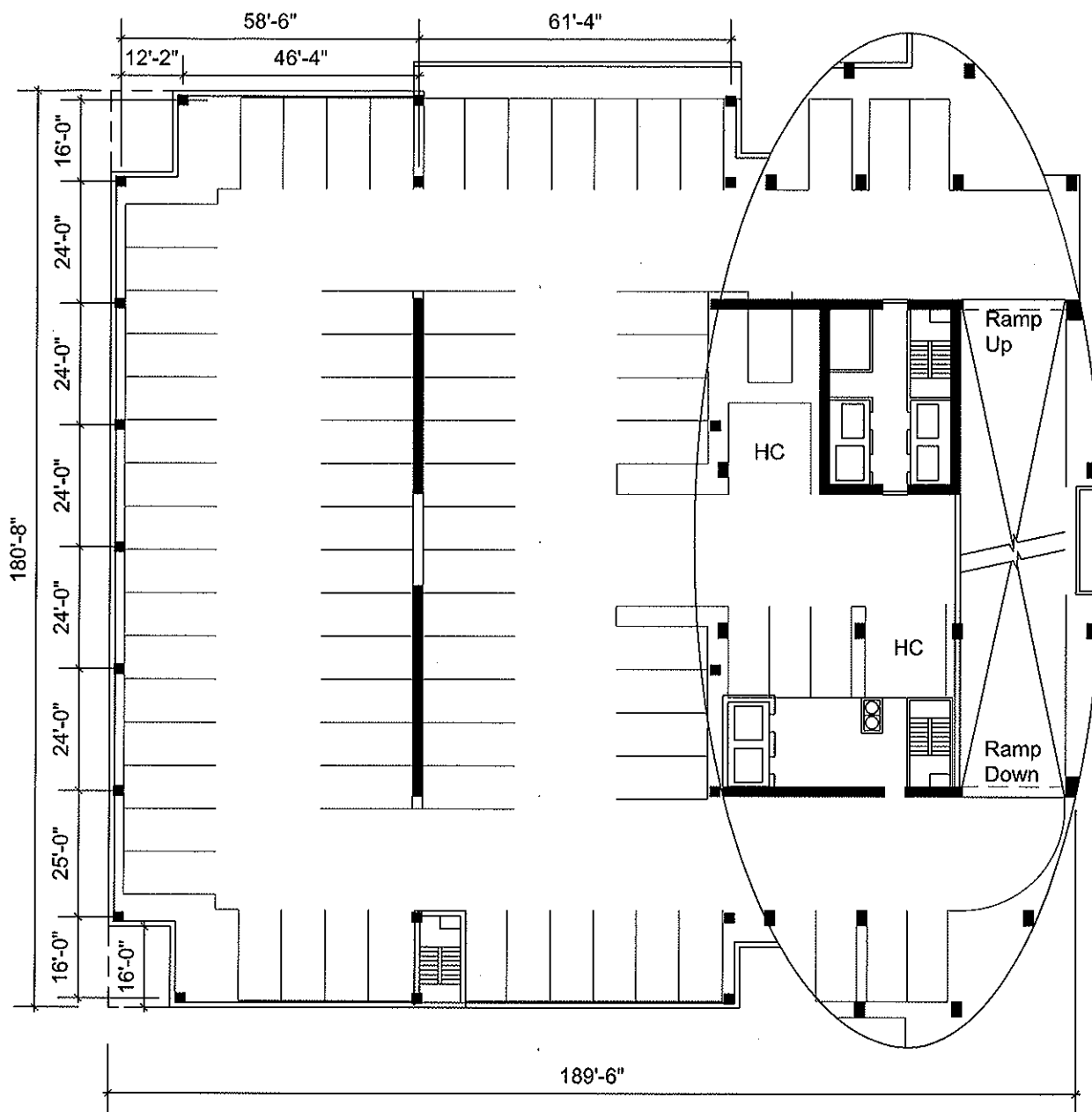




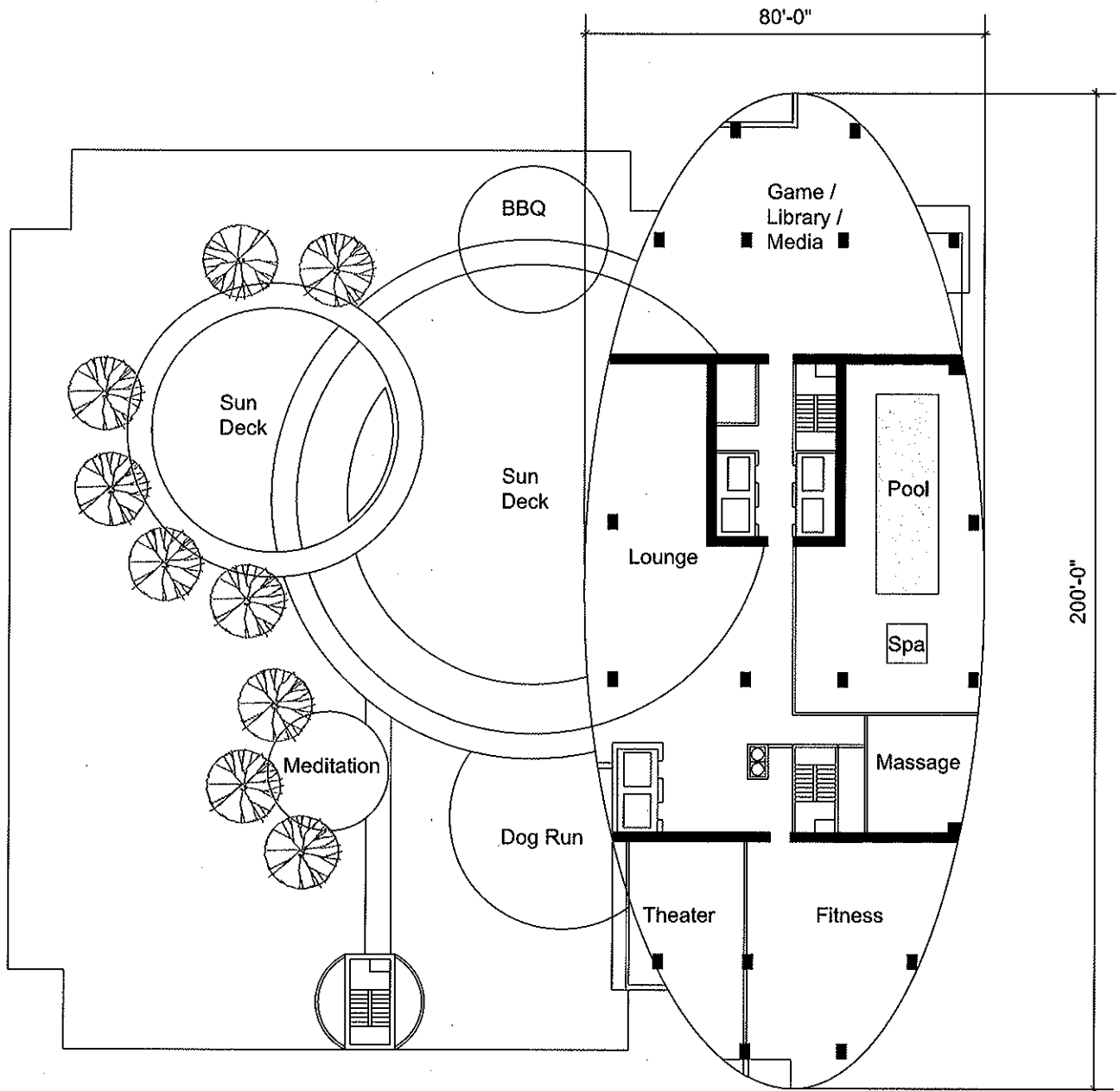
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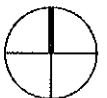
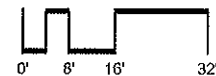
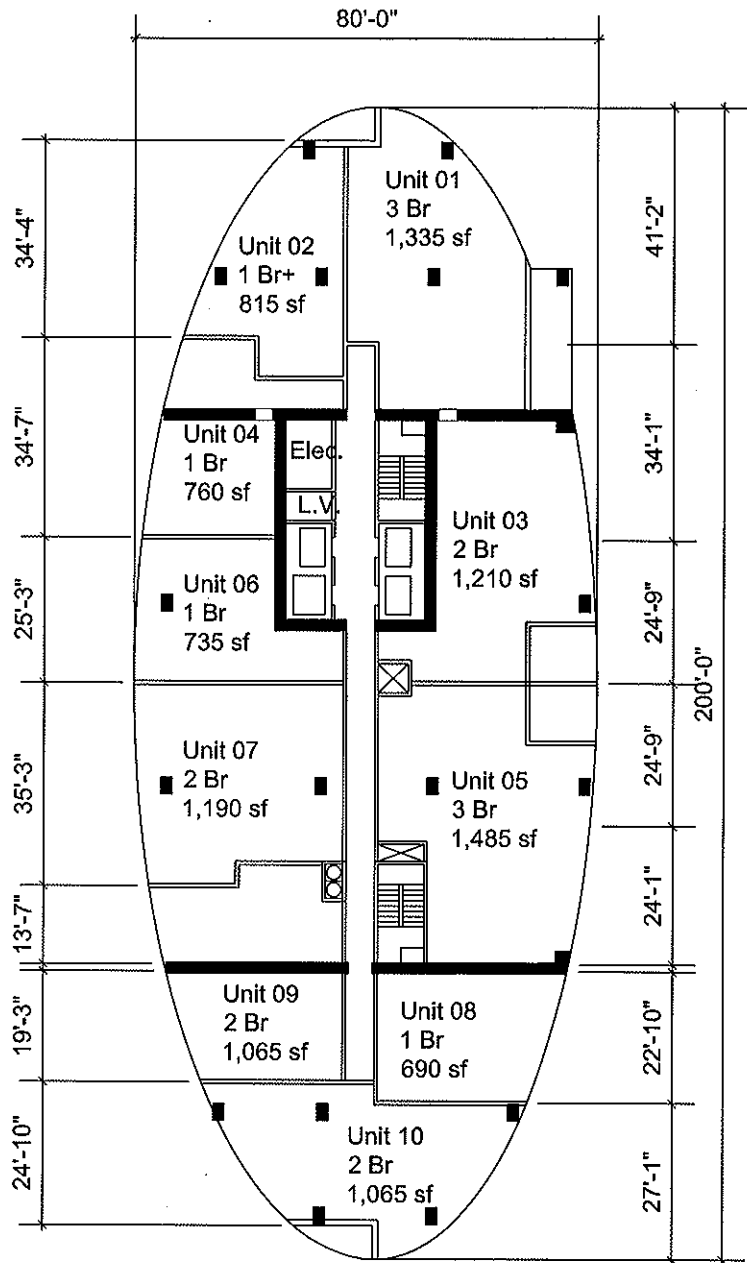
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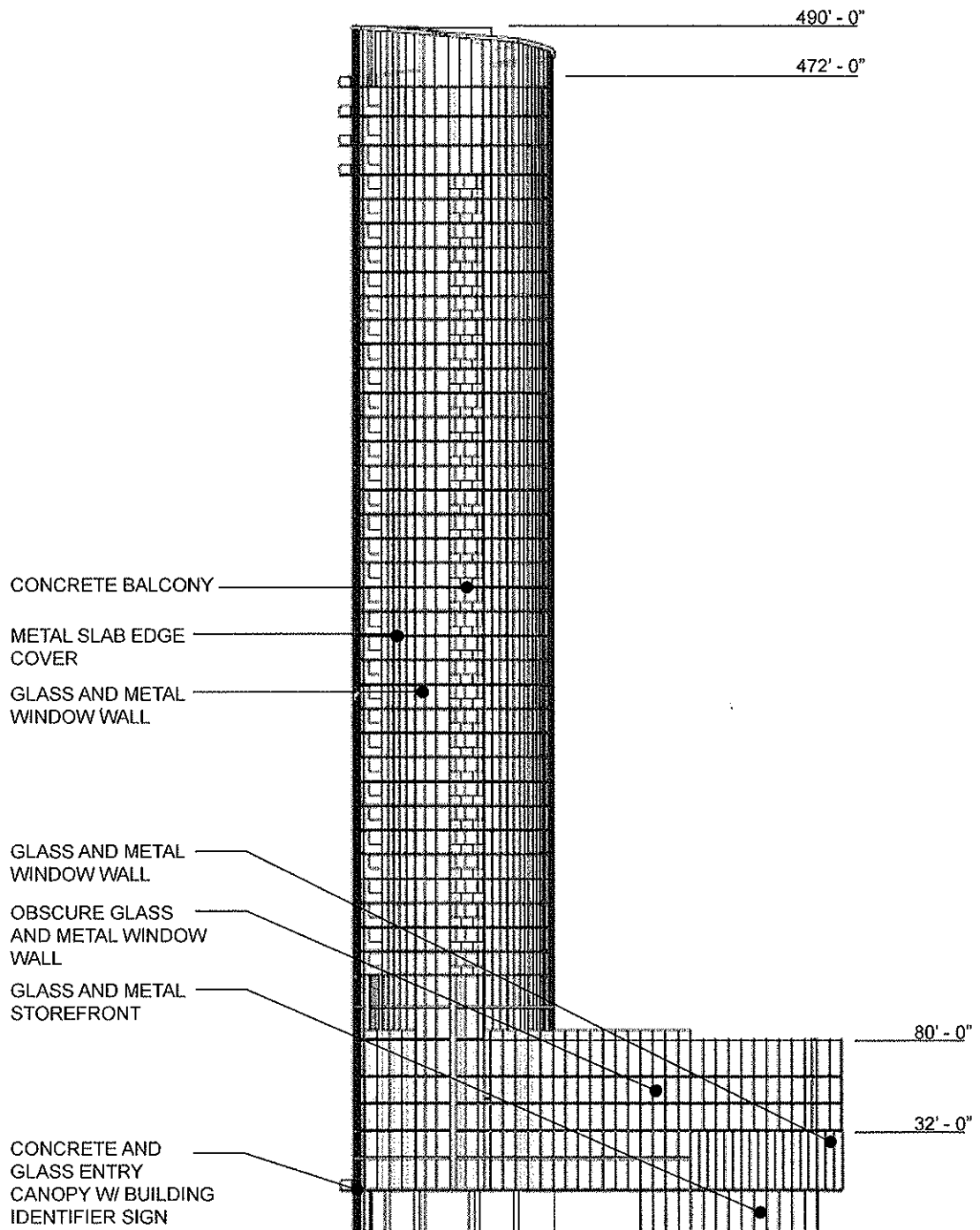


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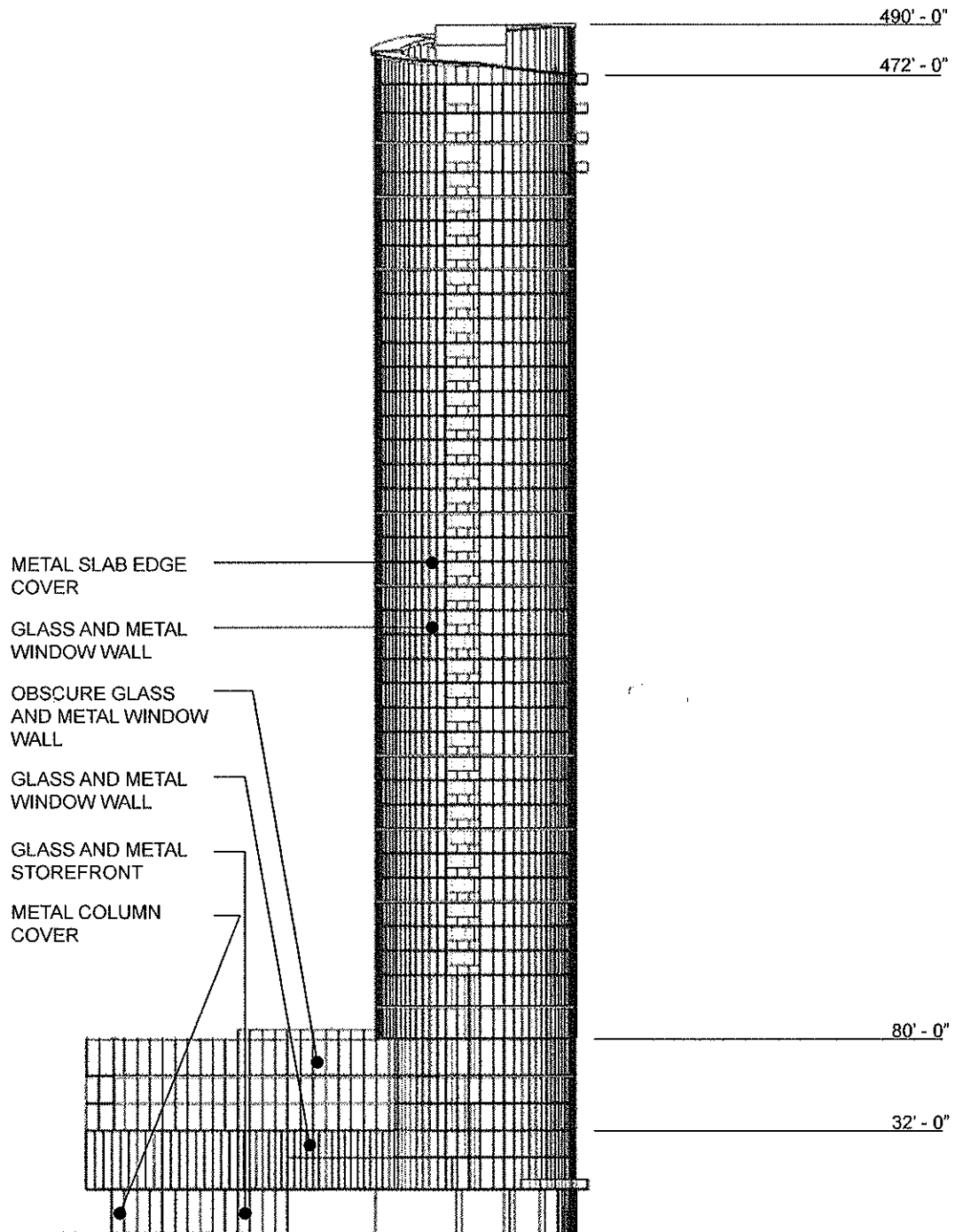


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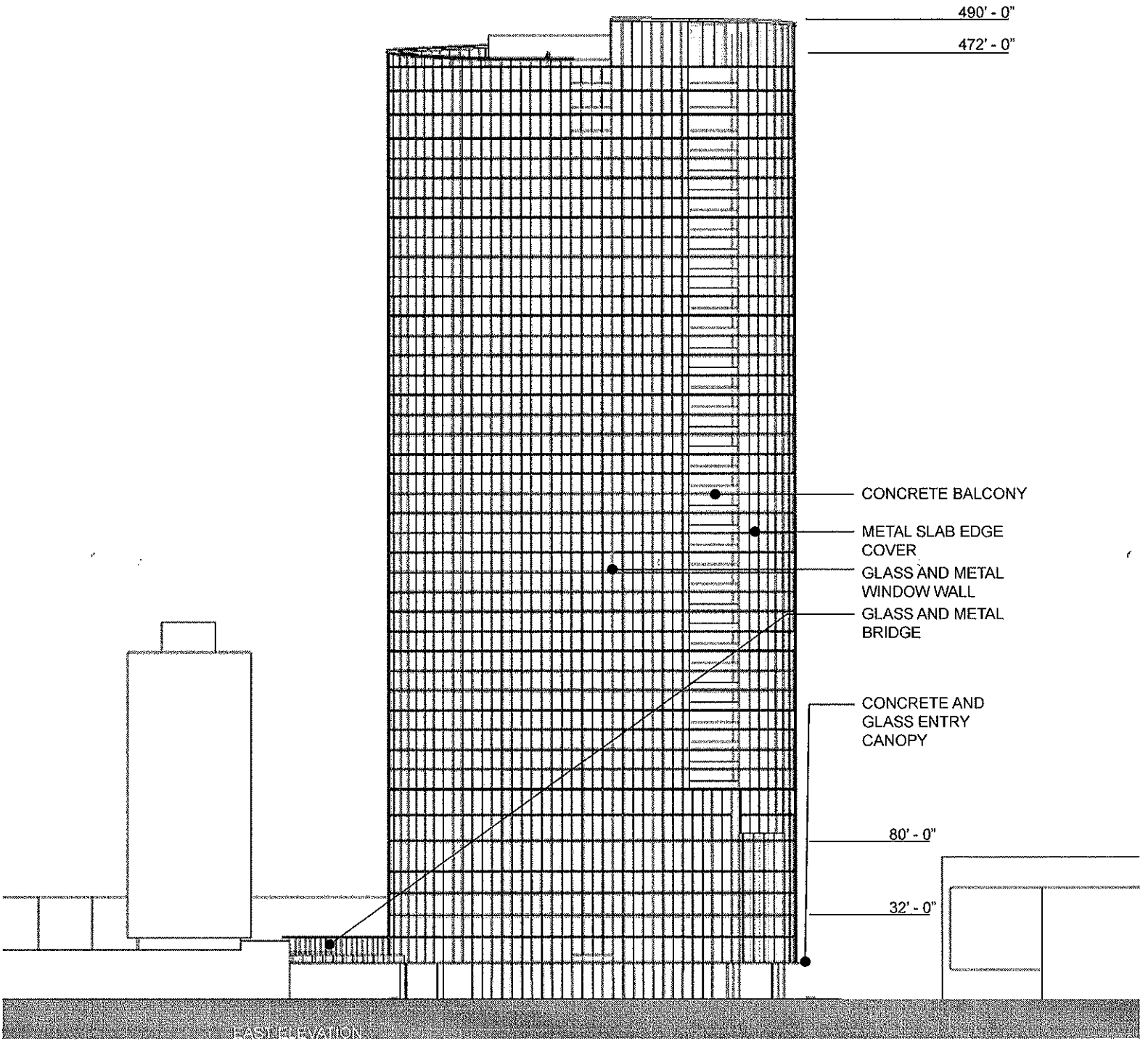




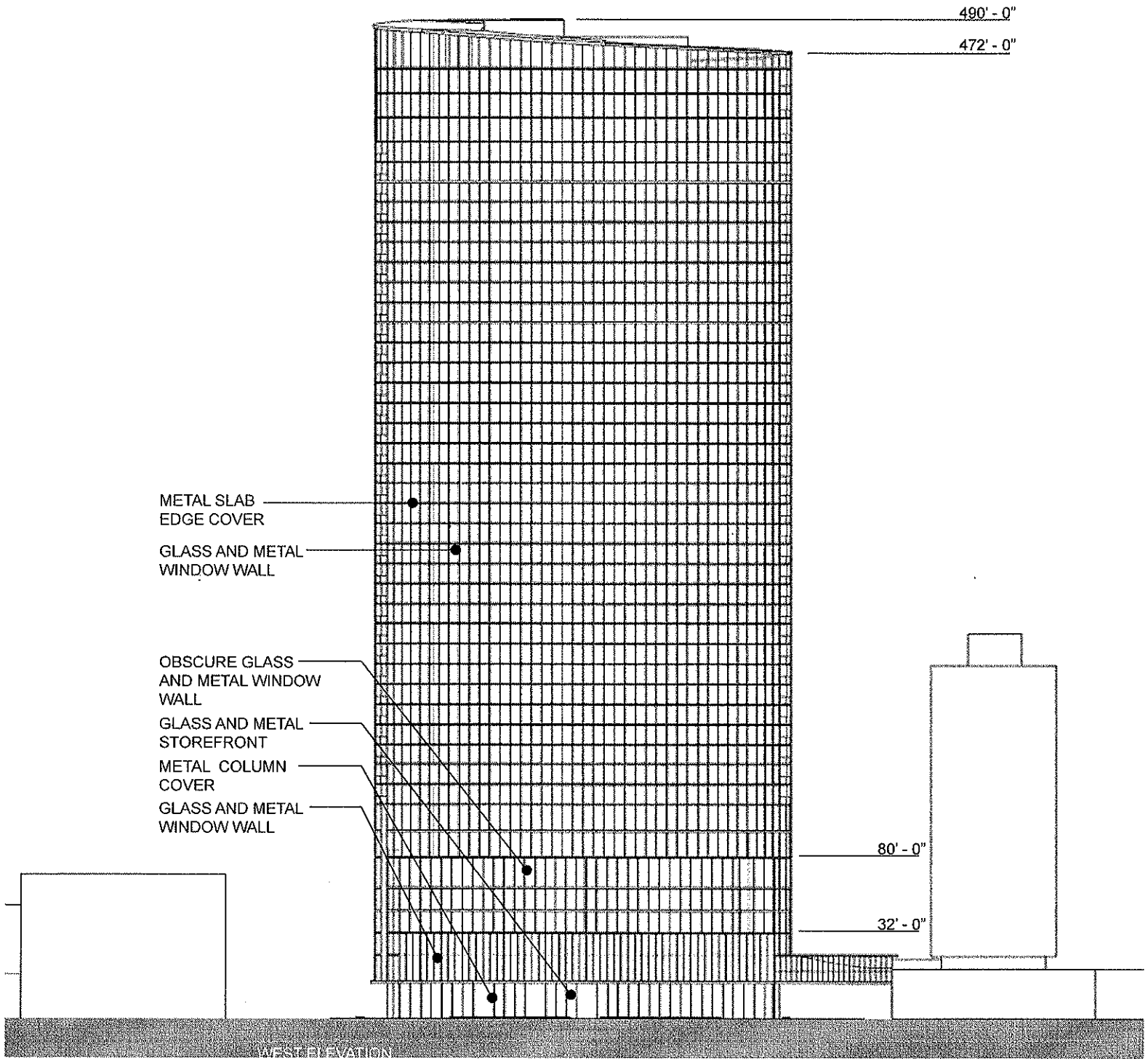
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



a line 165 feet south of and parallel to the public alley next south of and parallel to West Franklin Boulevard; the public alley next east of and parallel to North Kedzie Avenue; a line 205 feet south of and parallel to the public alley next south of and parallel to West Franklin Boulevard; and North Kedzie Avenue,
to those of C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 1-L.
(Application No. A-7809)
(Common Address: 419 N. Kedzie Ave.)

[O2012-2484]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 1-L in the area bounded by:

a line 125 feet south of and parallel to the public alley next south of and parallel to West Franklin Boulevard; the public alley next east of and parallel to North Kedzie Avenue; a line 145 feet south of and parallel to the public alley next south of and to West Franklin Boulevard; and North Kedzie Avenue,
to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 2-F.
(As Amended)
(Application No. 17243)
(Common Address: 1 -- 41 S. Halsted St., 723 -- 741 W. Madison St.,
And 760 -- 778 W. Monroe St.)

BBPD 1202

[SO2011-2296]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all of the

DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Madison Street; the Kennedy (I-90) Expressway; West Monroe Street; and South Halsted Street,

to those of a Residential Business Planned Development District and a corresponding use district hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development Statements. 1202

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 79,658 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Mid City Plaza LLC .
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 statements; a Bulk Regulations Table; an Existing Land-Use Area Map; a Planned Development Property Line and a Right-of-Way Adjustment Map; Existing Zoning and Street System Map; Generalized Site Plan; Banquet Floor Plan; Amenity Floor Plan; Typical Parking Floor Plan; Residential Floor Plan 11 -- 42; Residential Floor Plan 43 -- 46; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by FitzGerald Associates Architects and dated August 16, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: hotel; banquet and meeting room facilities; retail; residential; parking; uses as permitted in the Commercial Use group in the DX-7 Downtown Mixed-Use District.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 79,658 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The applicant shall achieve LEED Certification for the residential tower and will provide a 50 percent Green Roof, 13,815 square foot green roof on the top of the retail/ parking podium.
15. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 79,658 square feet and a base FAR of 7.0. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description (list of all bonuses applied for and calculations)	FAR
Base FAR:	7.0
Density Bonus:	1.4
Upper Level Setbacks:	1.0
Total FAR:	9.4

16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet

17243

35888

JOURNAL--CITY COUNCIL--CHICAGO

10/3/2012

required under Section 17-4-1003-D and attached hereto as Exhibit 1202 ("Bonus Worksheet"). Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must make a cash payment in the amount of \$2,587,291.84 ("Cash Payment"). The applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to DX-7 Downtown District.

[Bonus Worksheet Exhibit referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Land-Use Map; Property Line Map and Right-of-Way Adjustment Map; Existing Zoning and Street System Map; Generalized Site Plan; Banquet Floor Plan; Typical Parking Floor Plan; Amenity Floor Plan; Residential Floors 11 -- 42 and 43 -- 46; Landscape Plan; Green Roof Plan; North, South, East and West Elevations; Affordable Housing Agreement Form (Rental); and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 35890 through 35909 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

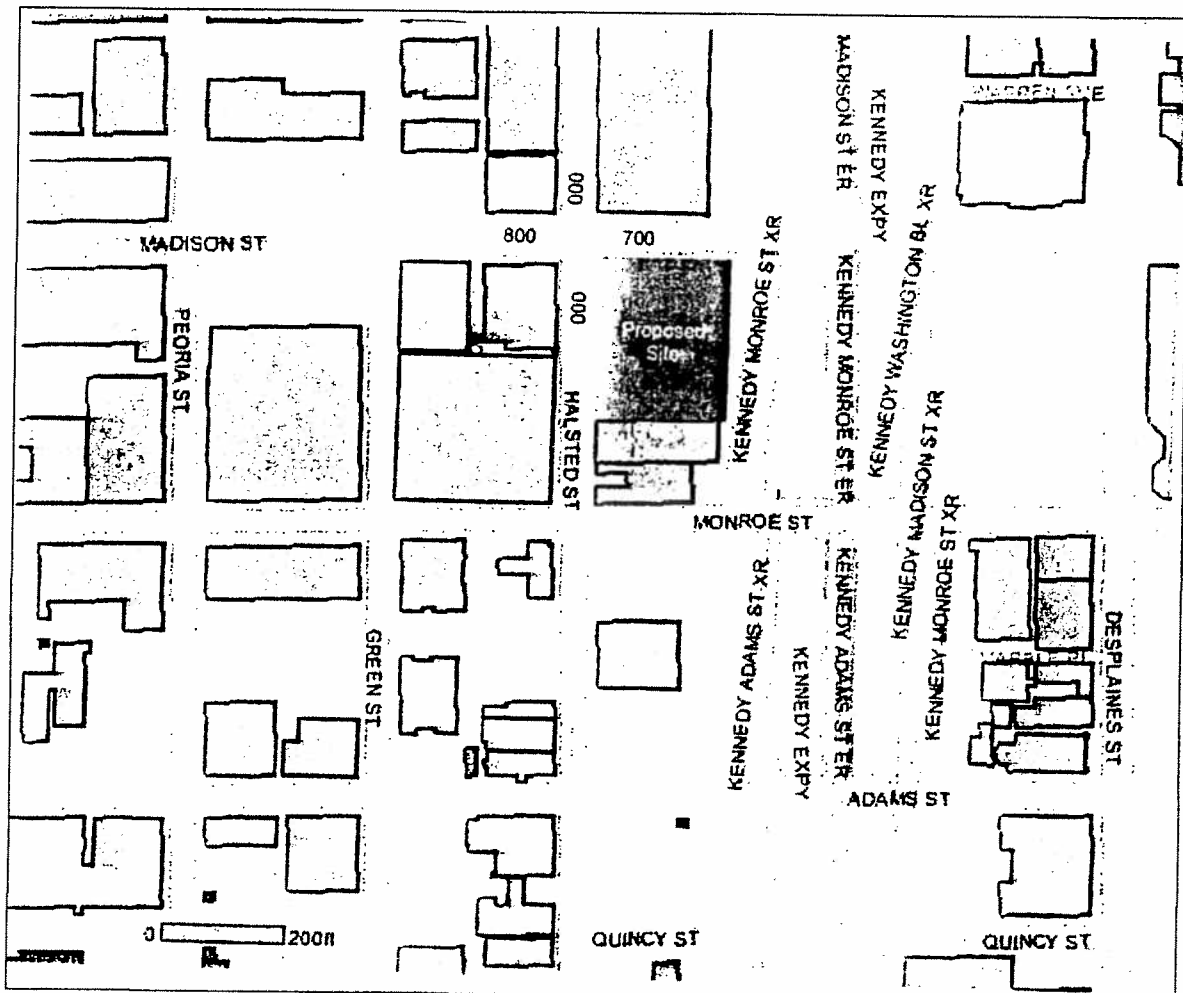
Amended Residential-Business Planned Development No. 1202.

Bulk Regulations And Data Table.

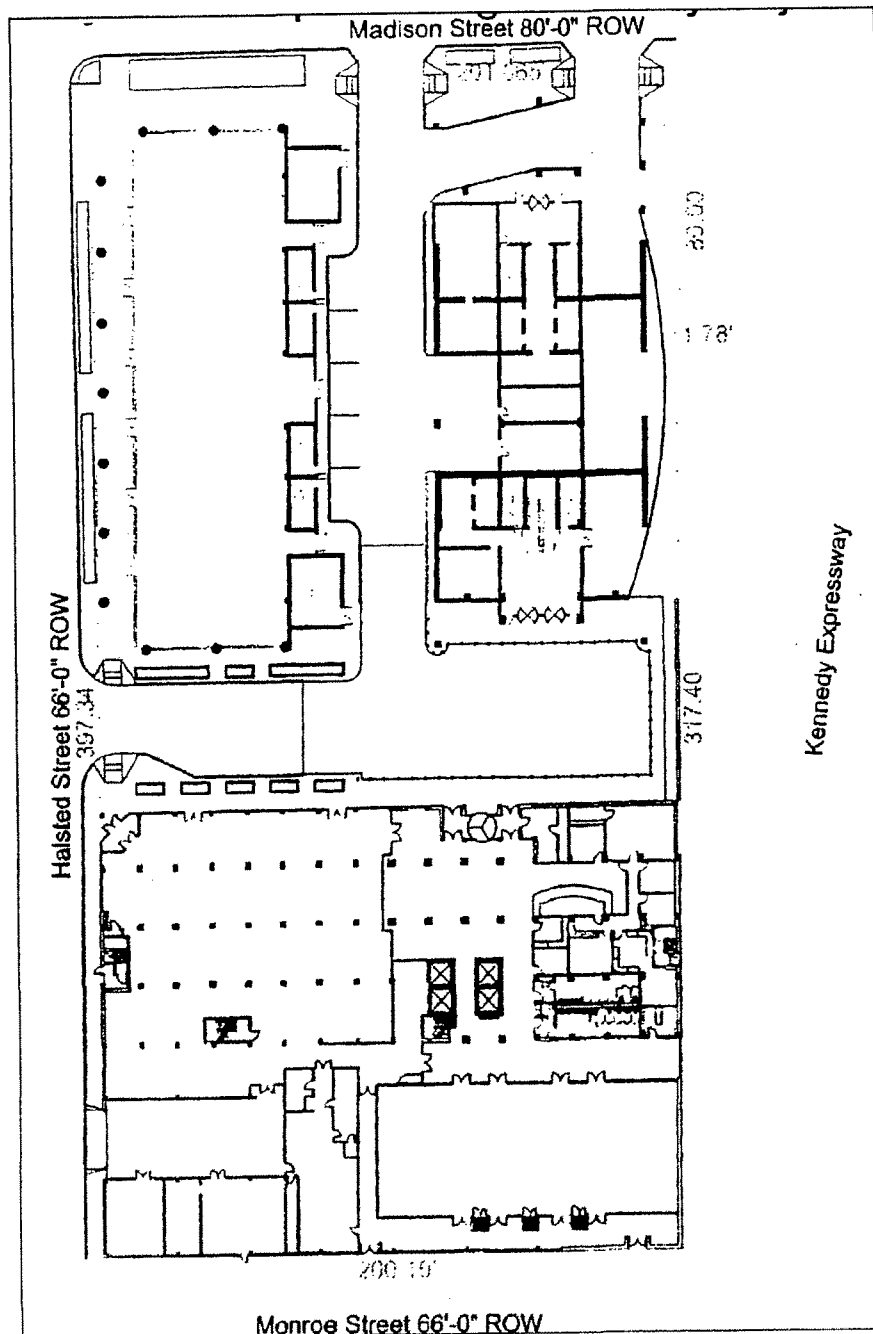
Gross Site Area:	109,981 square feet
Net Site Area:	79,658 square feet
Public Right-of-Way:	30,232 square feet

Allowable Uses:	Per Statement Number 5
Banquet and Meeting Room Facilities:	47,000 square feet
Retail Area:	10,000 square feet
Existing Number of Hotel Rooms:	399 rooms
Maximum Number of Units:	492 units
Base Floor Area Ratio:	7.0
Density Bonus Floor Area Ratio -- ARO:	1.4
Density Bonus Floor Area -- Setback:	1.0
Maximum Floor Area Ratio:	9.4
Maximum Site Coverage (of Net Site):	95%
Minimum Number of Accessory Off-Street Parking Spaces:	520
Minimum Bicycle Parking Area:	50 spaces
Minimum Number of Off-Street Loading Spaces:	3 spaces
Minimum Building Setbacks:	
From West Madison Street:	0 feet
From east property line:	0 feet
From West Monroe Street:	0 feet
From South Halsted Street:	0 feet
Maximum Building Height:	490 feet (as measured by Chicago Zoning Ordinance)
On-Site Open Space (roof of 9-story building):	17,712 square feet
Green Roof:	13,815 square feet

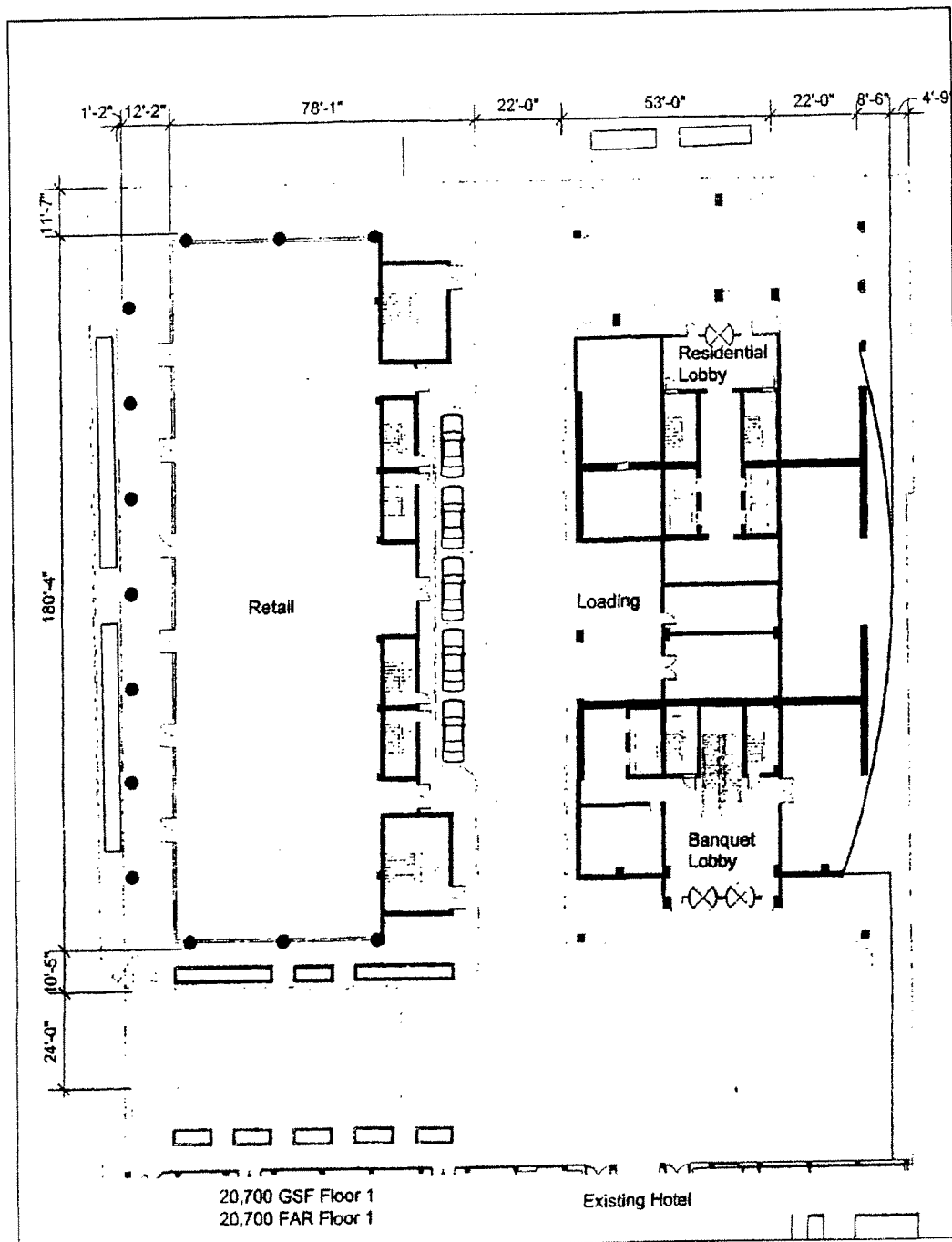
Existing Land-Use Area Map.



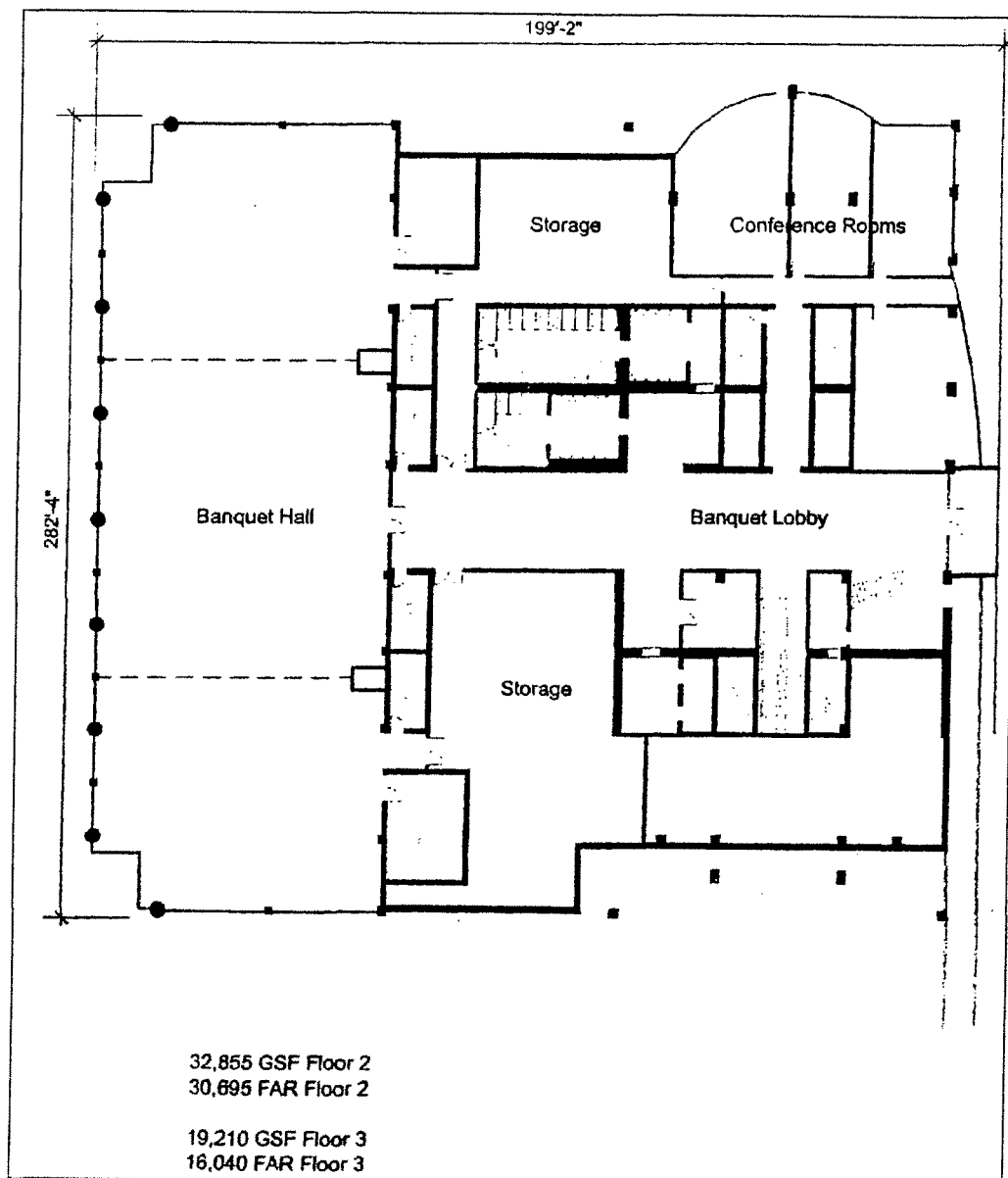
Property Line Map And Right-of-Way Adjustment Map.



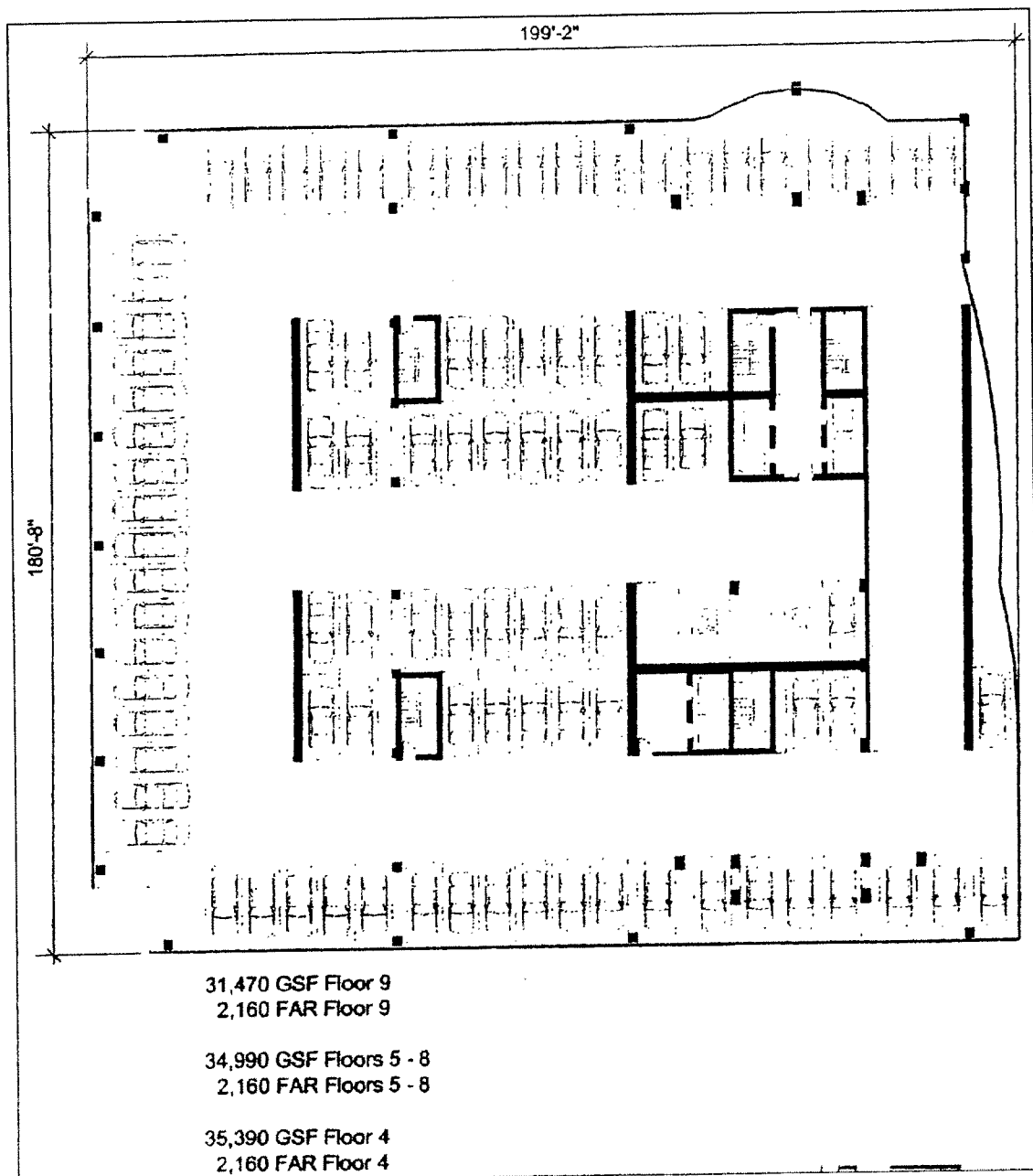
Generalized Site Plan.



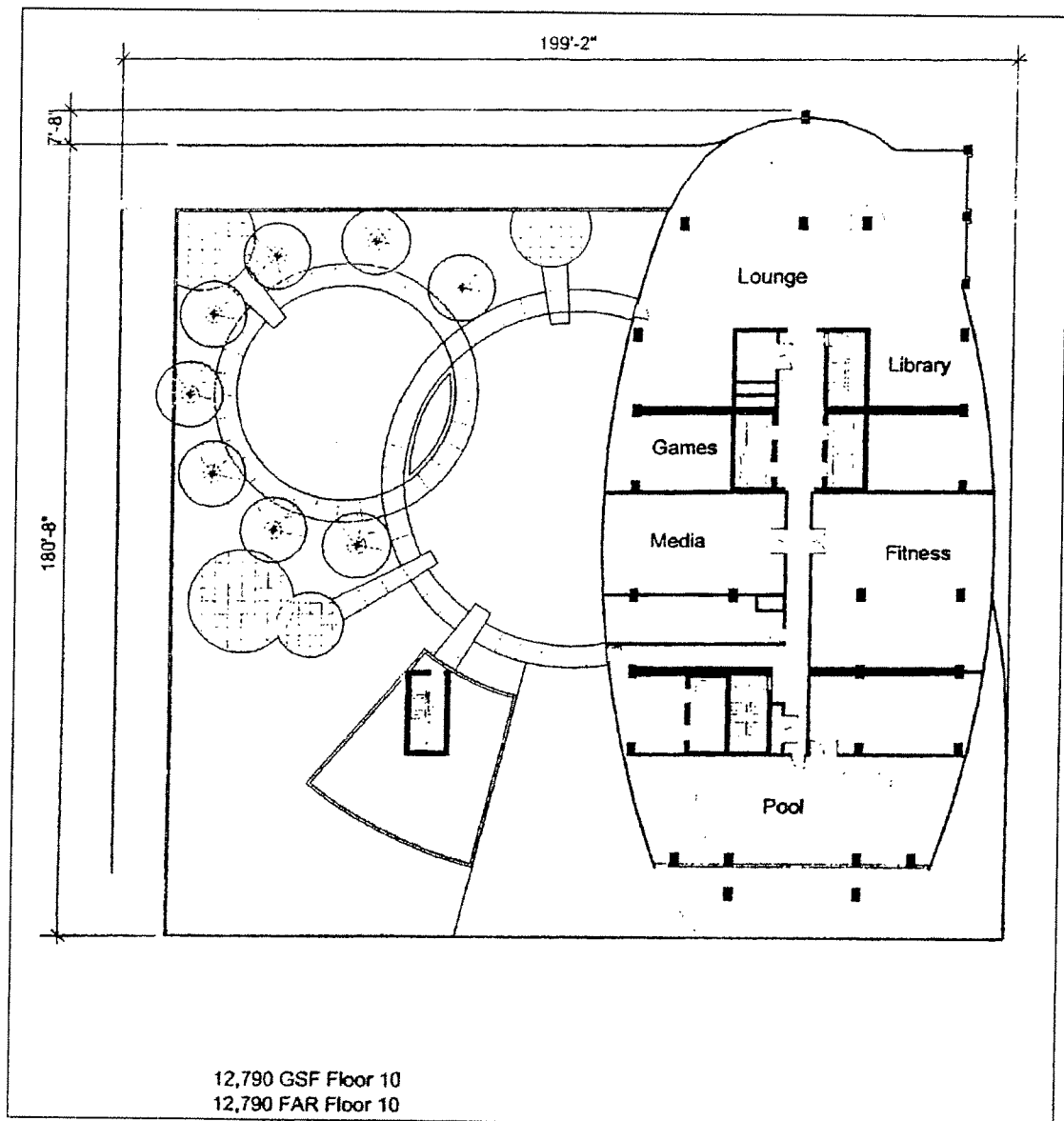
Banquet Floor Plan.



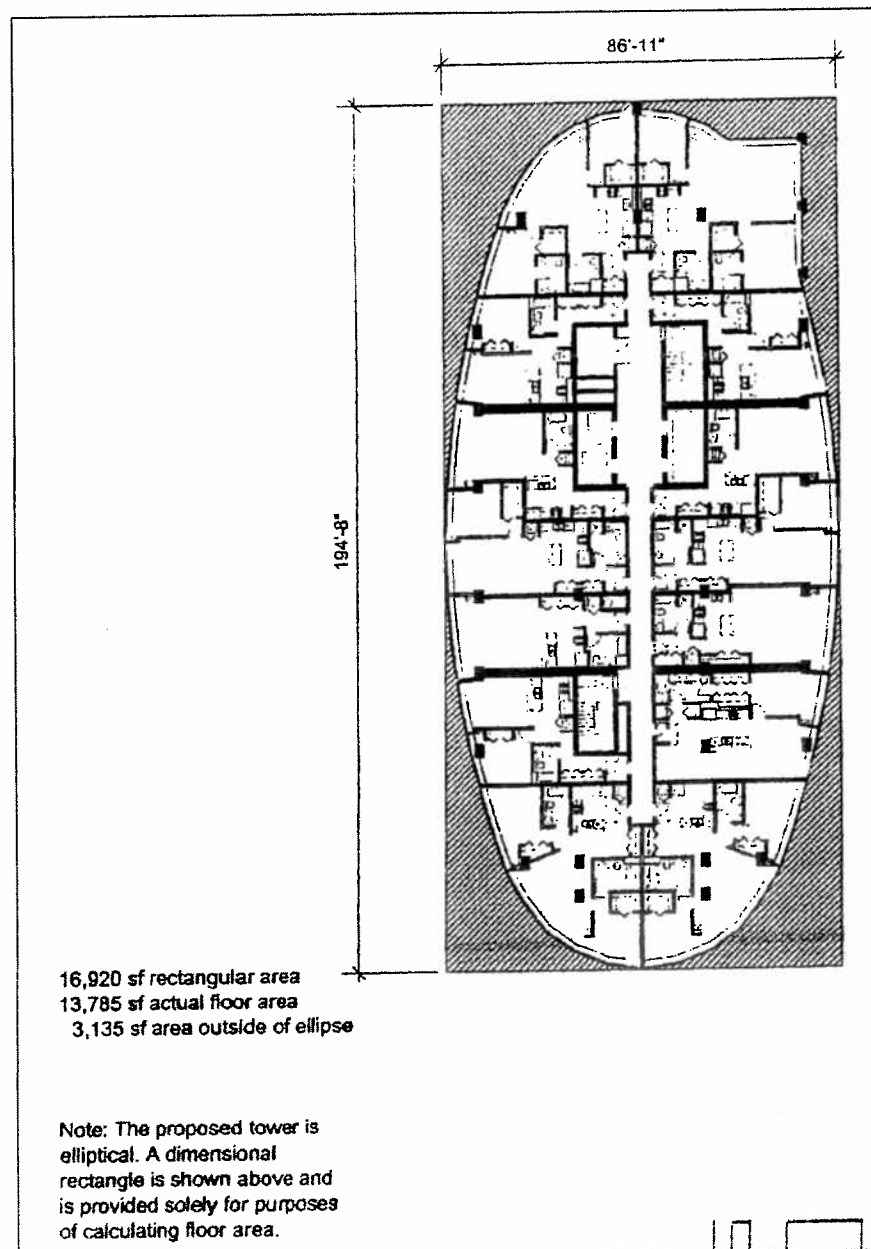
Typical Parking Floor Plan.



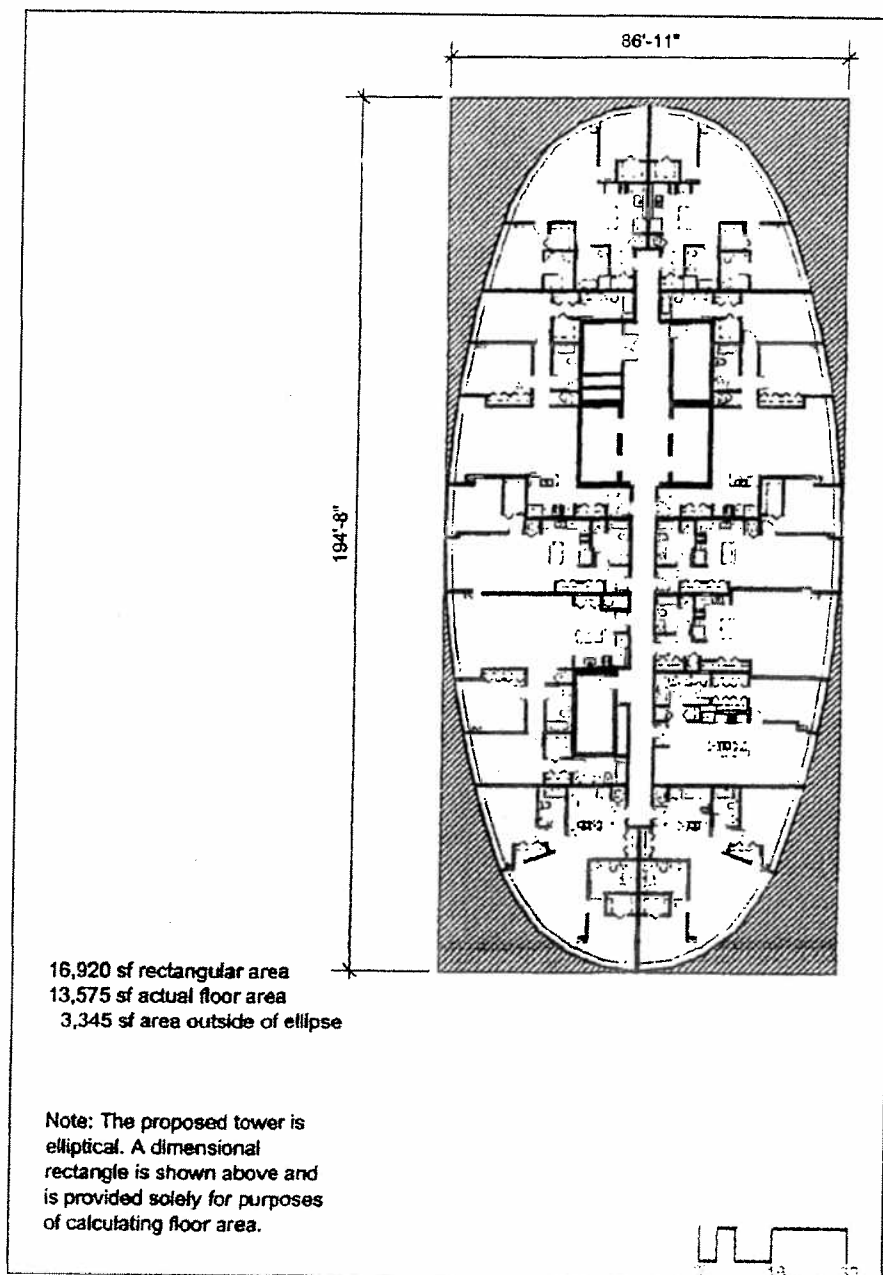
Amenity Floor Plan.



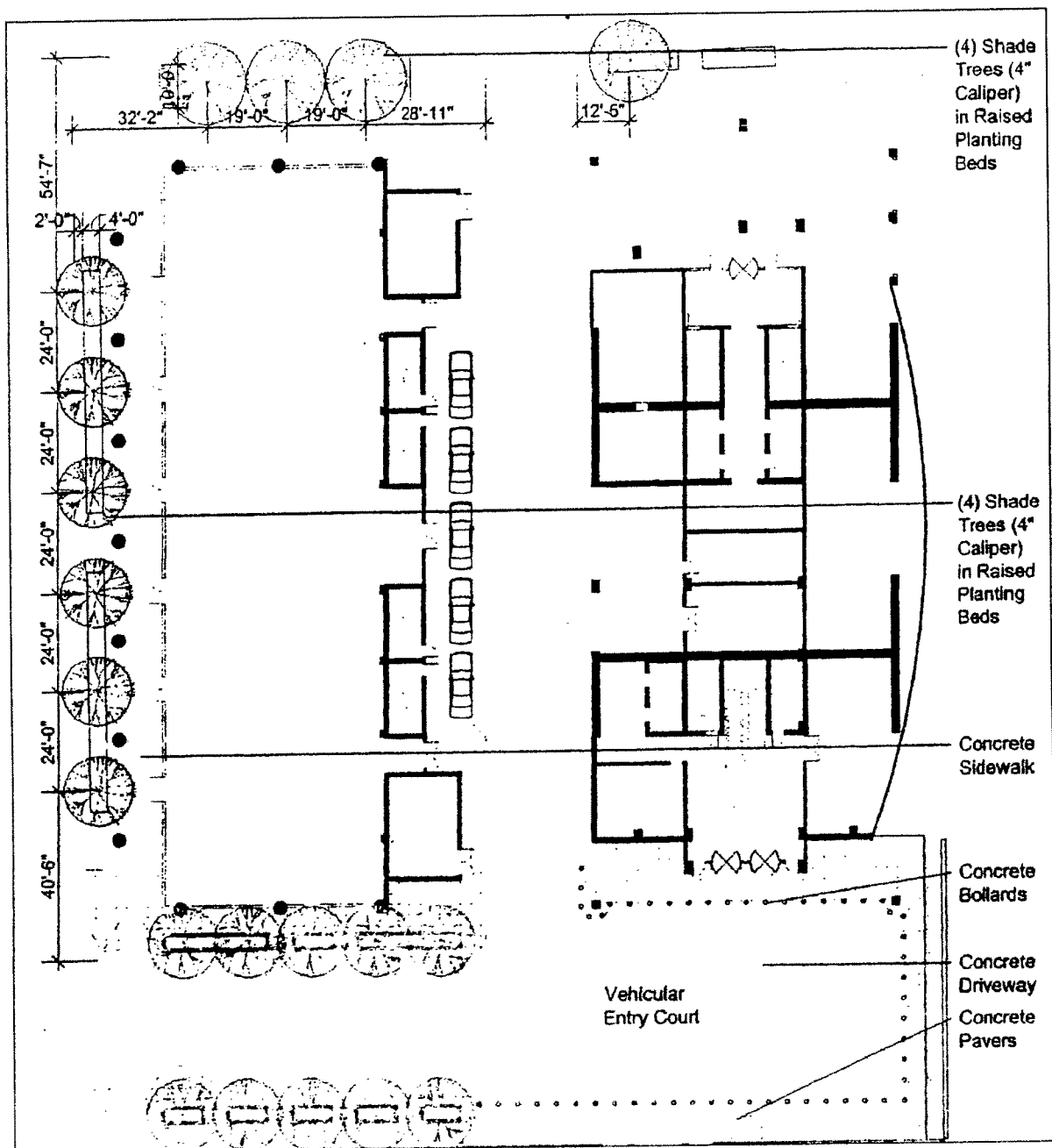
Residential Floor Plan 11 -- 42.



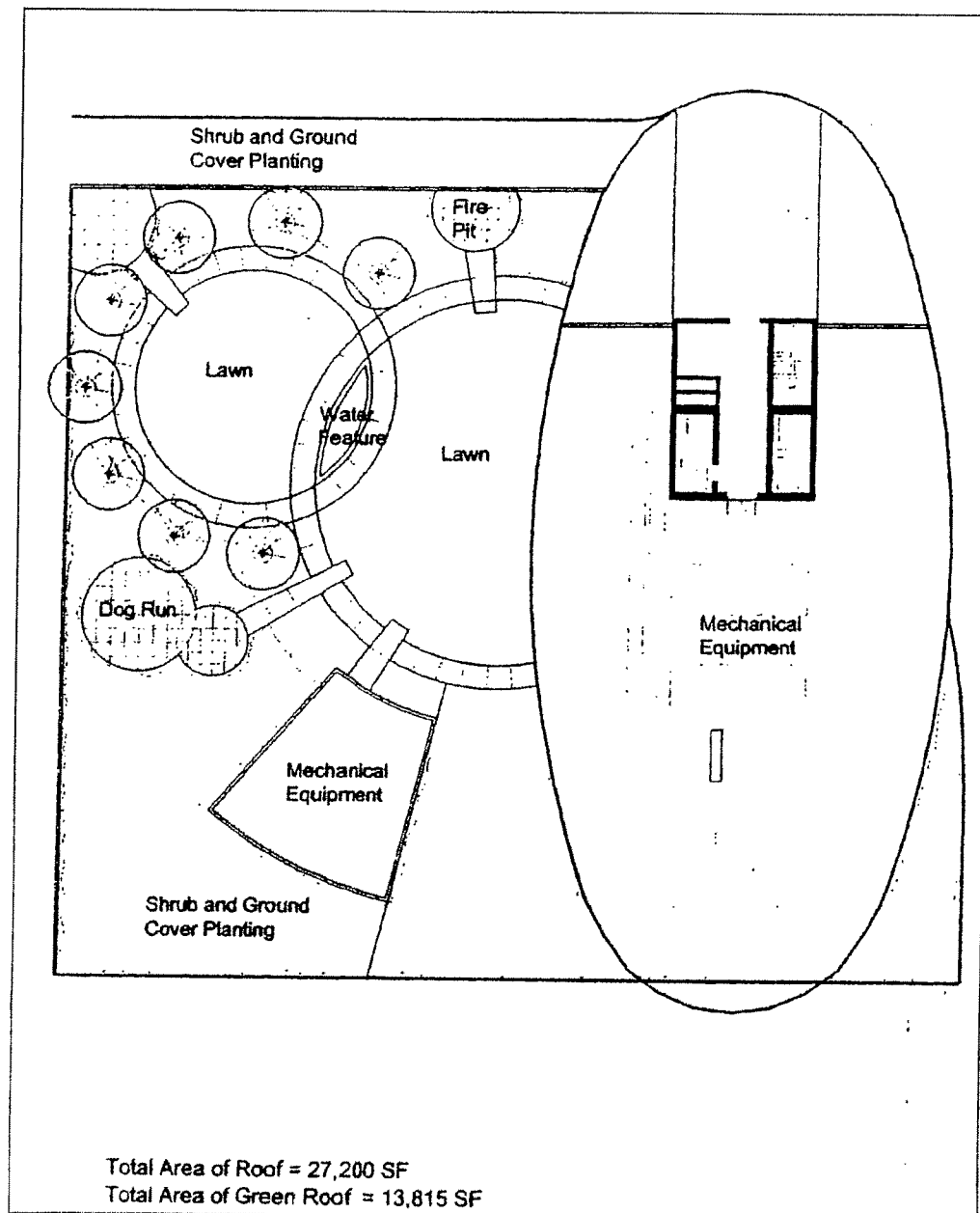
Residential Floor Plan 43 -- 46.



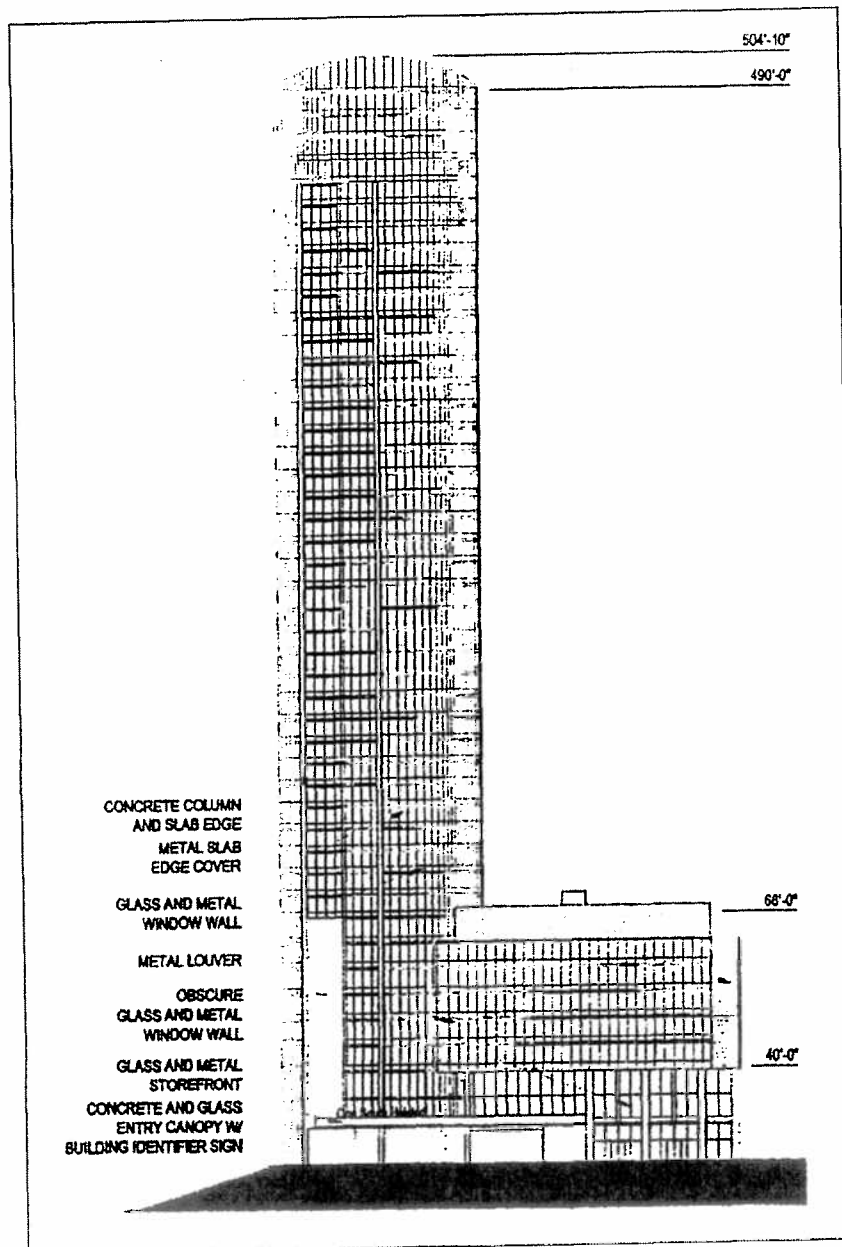
Landscape Plan.



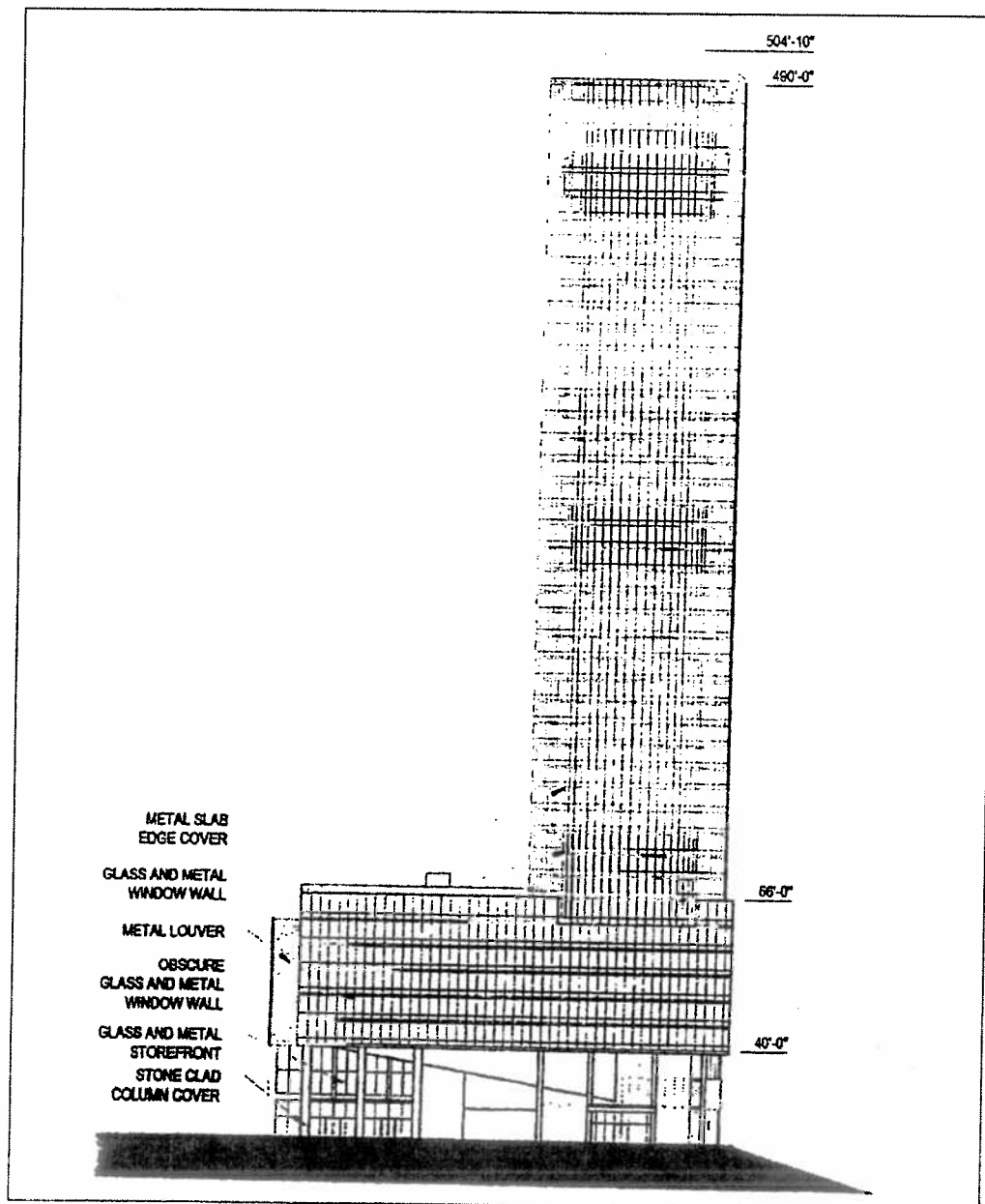
Green Roof Plan.



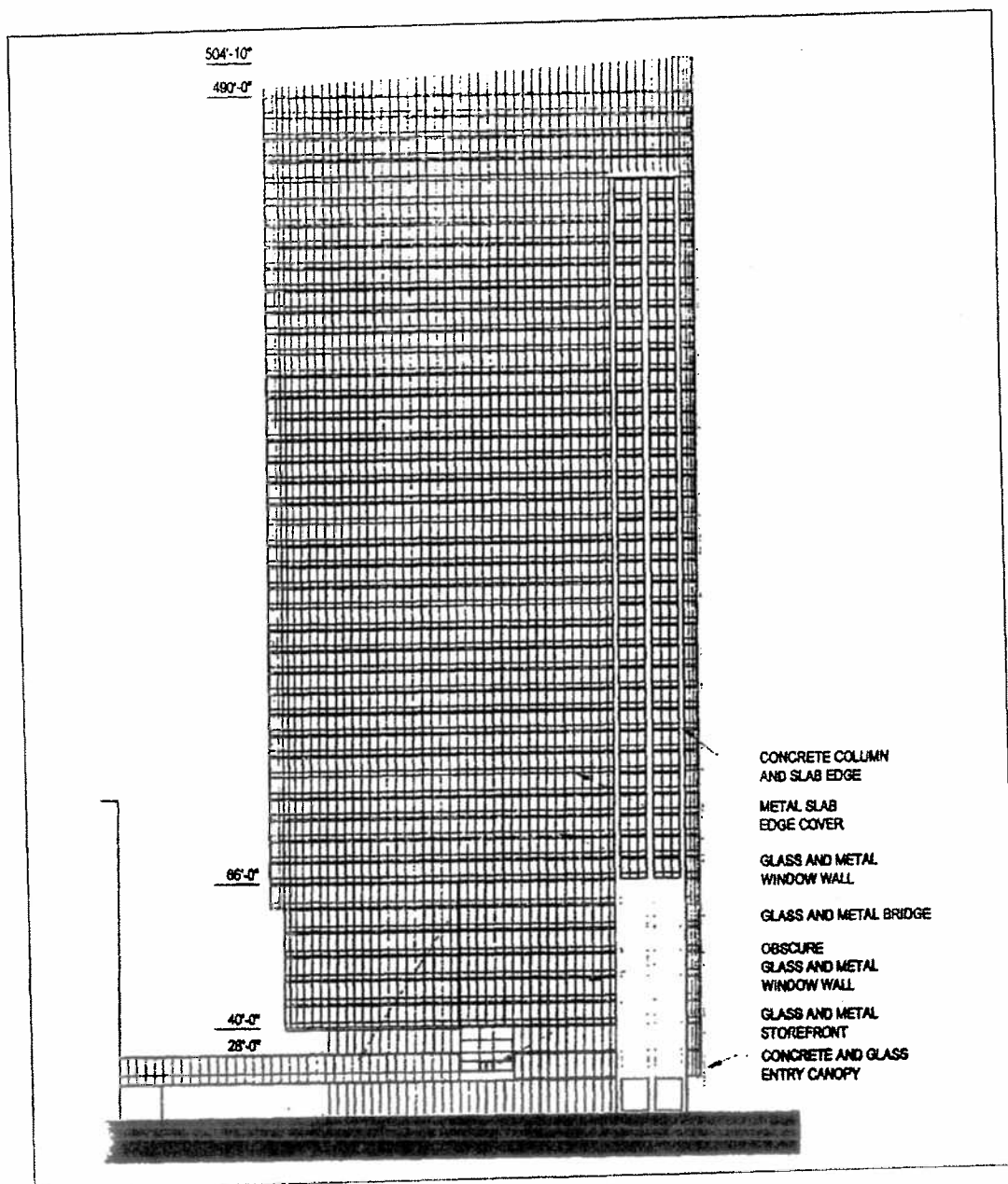
North Elevation.



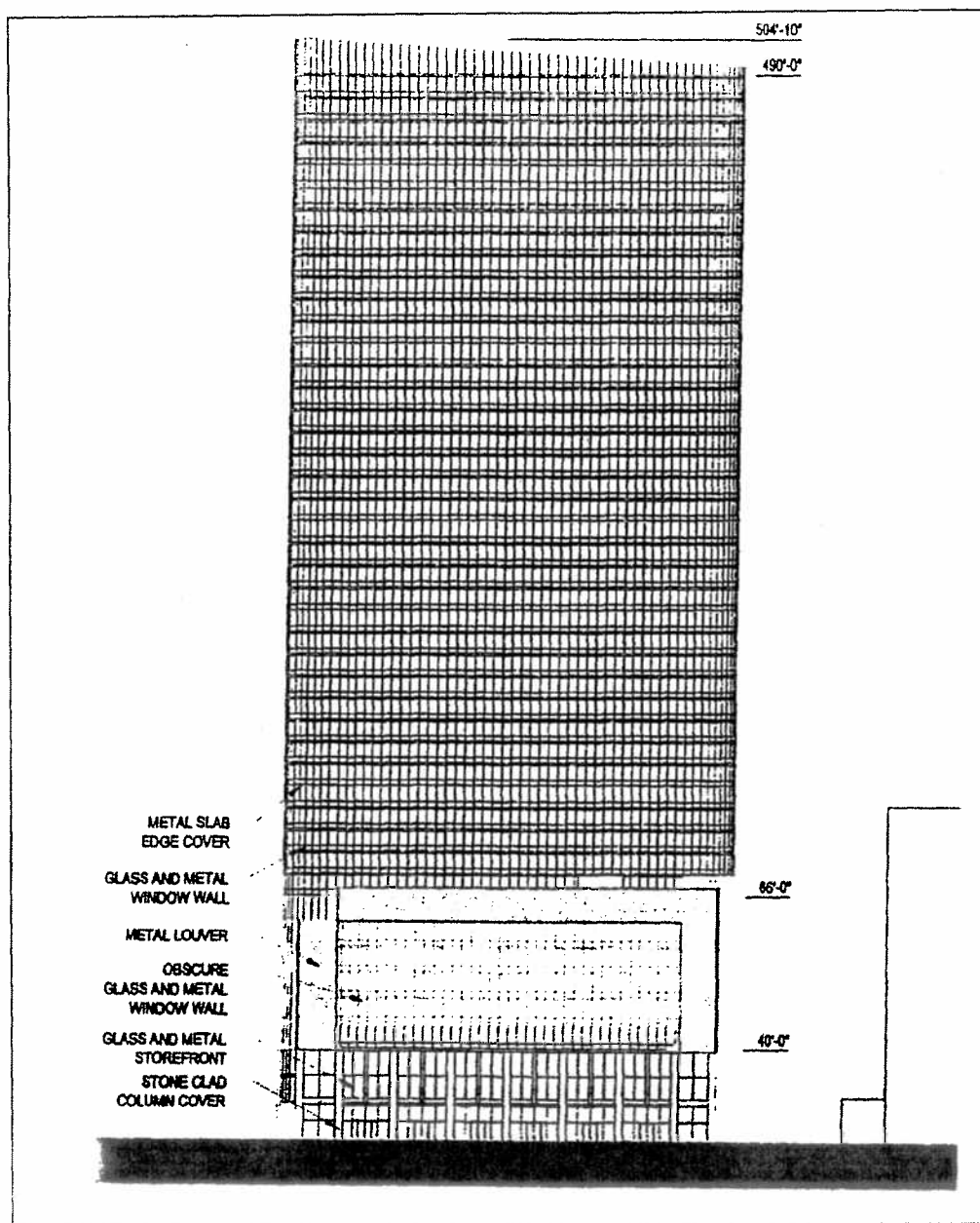
South Elevation.



East Elevation.



West Elevation.



Affordable Housing Agreement Form.
(Rental)
(Page 1 of 2)

Affordable Housing Agreement (Rental)

Submit this form to the Department of Housing and Economic Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Housing and Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breems@cityofchicago.org; Telephone: (312) 744-6746.

For information on these programs/requirements, visit www.cityofchicago.org/HED.

Date: August 1, 2012

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Crowne Plaza Hotel

Development Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe

Ward: 27

Alderman: Burnett

ZONING Contact Name/Phone Number:

Type of City involvement:
(check all that apply)

- ☐ Land write-down
☐ Financial Assistance
☐ Zoning increase or City Land purchase
☐ Planned Development
☒ Downtown Affordable Housing Zoning (Density) Bonus

SECTION 2: DEVELOPER INFORMATION

Developer Name: Mid City Plaza, LLC

Developer Contact (Project Coordinator): David Friedman

Developer Address: 900 West Touhy

Email address: dfriedman@fandirealty.com

May we use email to contact you? Yes No

Telephone Number: 847/679-7500

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: x 10%* = (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: X 25% =
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space?

Affordable Housing Agreement Form.
Rental
(Page 2 of 2)

Estimated date for the commencement of marketing:

Estimated date for completion of construction of the affordable units:

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)
Affordable Units							
Market Rate Units						N/A	N/A
						N/A	N/A
						N/A	N/A

*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? Issuance of building permit Spring 2013
(typically corresponds with payment/issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{X 10\%}} = \frac{\text{X \$100,000}}{\text{(round up to nearest whole number)}} = \$ \text{Amount owed}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{111,521.20}{\text{Bonus Floor Area (sq ft)}} \times \frac{80\%}{\text{median price per base FAR foot (from table below)}} \times \frac{\$29.00}{\text{Amount owed}} = \$2,587,291.84$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of Housing and Economic Development)

Kara Breems,
Department of Housing and Economic Development

date

8-8-12

Chicago Builds Green Form.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

One South Halsted

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction	Street Name:	Select Street Type:
1	41	S	Halsted	St

Ward No: Community Area No:
27 28

Project Type:

Check applicable:

☒ Planned Development ☐ Redevelopment Agreement ☐ Zoning Change

↳ PD No: 1bd ↳ RDA No: ↳ From: To:

☐ Public project ☐ Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
79,658	32,855	16,050

DPD Project Manager:

Enter First Name Last Name
Fernando Espinoza

BG/GR Matrix:

Select project category:
Res. 4 or more Market Rate

Financial Incentives:

Check applicable:

☐ TIF ☐ Empowerment Zone Grant ☐ Class L
☐ GRIF ☐ Ind. Dev. Revenue Bonds ☐ Class 6b
☐ SBIF ☐ Bank Participation Loan ☐ DOH
☐ Land Sale Write Down

Density Bonus:

Check applicable:

☐ Public plaza & pocket park ☐ Water features in a plaza or pocket park
☐ Chicago Riverwalk improvements ☒ Setbacks above the ground floor
☐ Winter gardens ☐ Lower level planting terrace
☐ Indoor through-block connection ☐ Green roof
☐ Sidewalk widening ☐ Underground parking and loading
☐ Arcades ☐ Concealed above-ground parking

Chicago Builds Green Form.
(Page 2 of 3)

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Required per Zoning Code or Green Roof/Building Green Matrix		To be Provided by the development:
Please fill, if applicable		
Square footage:	0	0
Square footage:	0	0
	0	10
	10	10

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	17,712	17712
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	13,815
Gallons:	0
Square footage:	39,829

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	0	13,815
Square footage:	0	27,200
Square footage:	0	0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing
services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

520	520
	520
0	0
50	50
Check if applicable: <input type="checkbox"/>	

Chicago Builds Green Form.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies
not captured above:**

*(IE: Other than Energy Star Roof - or Energy Star Building
Certification-)*

Low-e spectrally selective insulated glass in thermally broken frames
High efficiency mechanical and plumbing systems
Energy efficient lighting with Energy Star compliant fixtures and lamps
Water conserving appliances and fixtures
Energy Star compliant appliances
Energy Star compliant programmable thermostat
Light-colored interior walls and ceilings

**Other sustainable strategies
and/or Project Notes:**

Erosion and sediment control
Low / no VOC paints and primers
Low / no VOC adhesives and sealants
Dog Run